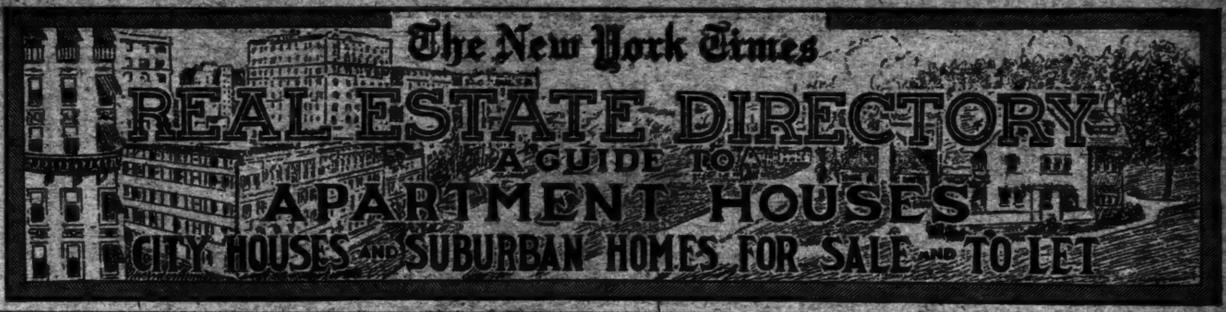





## MANHATTAN—WEST SIDE.

### ONE ROOM.

42d St., 500-512 West. $1.75-$2.25 weekly. Model Fireproof.

57th St., 140 West. $720-$840. Payson McL. Merrill Co., Inc., 9 E. 44th.

## MANHATTAN—WEST SIDE.

### TWO ROOMS.

29th St., 9 West. $25 a month. Pease & Elliman, 340 Madison Av.

28th St., 11 West. $300-$360. Pease & Elliman, 340 Madison Av.

30th St., 1 West. Wilbraham. $780-$1,200. Pease & Elliman, 340 Madison Av.

30th St., 21 West. $390-$480. Payson McL. Merrill Co., Inc., 9 E. 44th.

37th St., 44-46 West. $660-$780. Pease & Elliman, 340 Madison Av.

42d St., 500-512 West. $2.25-$2.80 weekly. Model Fireproof Tenem't Co., 561 10th Av.

47th St., 112 West. $720-$900. Payson McL. Merrill Co., Inc., 9 E. 44th.

57th St., 140 West. $900-$1,000. Payson McL. Merrill Co., Inc., 9 E. 44th.

59th St., 116 West. $1,000-$1,100. Pease & Elliman, 340 Madison Av.

64th St., cor. C. P. W. Harperley Hall. $1,200. Manager on premises.

65th St., 138 West. Shropshire. $540-$600. Samuel H. Martin, 1,974 Broadway.

72d St., 167 West. $720-$900. Pease & Elliman, Agents, 340 Madison Av.

72d St., 170 West. $600-$840. Pease & Elliman, Agents, 340 Madison Av.

72d St., 172 West. $780-$900. Pease & Elliman, Agents, 340 Madison Av.

86th St., 257 West. $900 to $1,000. Payson McL. Merrill Co., Inc., 9 E. 44th.

97th St., 226 West. Stuart Arms. $540-$660. Joseph N. Escobal, 220 West 98th St.

116th St. cor., R. Drive, 440. Paterno. $480. Durham Realty Co., 200 Fifth Av.

119th, St. Nich. Av., 132. The Grampion. $480. Wilcox & Shelton, 2,107 7th Av.

125th, Cl'em't Av., 100. Royal Grand. $360-$375. Fred'k Zittel & Sons., 79th St. & B'way.

153d St., 550 West. Trinity Studios. $480. L. J. Phillips & Co., Agents, 3,787 B'way.

172d St., Audubon Av., 145. Morrison. $312. Norman Denzer, 3,816 Broadway.

176th to 177th St. & B'way. Studer Court. $300. Superintendent on premises.

179th St., 542 West. $342. Bert A. Faulhaber & Co., B'way & 156th.

180th St., 556 West. Alda. $300. Knap-Wassen Co., 4,249 Broadway.

181st St., 720 West. Chancellor. $252 to $270. Knap-Wassen Co., 4,249 Broadway.

## MANHATTAN—WEST SIDE.

### THREE ROOMS.

Washington Square South, 62. $720-$900. Payson McL. Merrill Co., 9 E. 44th St.

37th St., 44-46 West. $780-$900. Pease & Elliman, 340 Madison Av.

37th St., 11 West, (whole floor.) $1,500 year. Pease & Elliman, 340 Madison Av.

42d St., 500-512 West. $3.50 to $4.50 weekly. Model Firep'f Tenement Co., 567 10th Av.

46th St., 40 West. $396. Samuel H. Martin, 1,974 Broadway.

47th St., 112 West. $720-$920. Payson McL. Merrill Co., Inc., 9 E. 44 St.

57th St., 140 West. $900-$1,200. Payson McL. Merrill Co., Inc., 9 E. 44 St.

59th St., 200 W., s. w. cor. 7th Av. $1,250-$1,500. Pease & Elliman, 340 Madison Av.

59th St., 24-28 West. $1,100-$1,500. Pease & Elliman, 340 Madison Av.

59th St., 116 West. $2,000. Pease & Elliman, 340 Madison Av.

60th St., 36 West. Milton. $360. V. K. Bracher, 2,020 Broadway.

60th St., 145 West. $132-$144. Samuel H. Martin, 1,974 Broadway.

60th St., 147 West. $144. Samuel H. Martin, 1,974 Broadway.

61st St., Columbus Av., 30-32. Colonial. $360. Samuel H. Martin, 1,974 Broadway.

64th, C. P. West. Harperley Hall. $1,500. Manager on premises.

72d St., 170 West. $840-$960. Pease & Elliman, 340 Madison Av.

78th, 250 W., s.w.cor. B'wy. Curlew. $600-$720. Calder, Nassoit & Lanning, 105th & Bwy.

80th St., 315 West. $780-$900. Mark Rafalsky & Co., 527 5th Av.

119th, St. N. Av., 1824. The Crampion. $720. Wilcox & Shelton, 2,107 7th Av.

121st, 414 W., M'side Dr. Carolyn Ct. $440-$504. Calder, Nassoit & Lanning, Bwy. & 105th.

125th, Claremont Av. Royal Grand $420-$480. Fredk. Zittel & Sons, 79th St. & Bway.

143d St., cor Bway. Sarafield. $400-$600. Durham Realty Co., 200 5th Av.

148th St., 400 West. $360. Moore, Schute & Co., 1,685 Amster. Av.

150th, Edgec'b Av, 365. Hartridge. $240-$252. Nehring Co., 1,278 St. Nicholas Av.

150th, Edgecombe Av. Hartridge. $252. Nehring Co., 1,278 St. Nicholas Av.

150th, Riv's'de Dr., 600. The Imperator. $600. Bert G. Faulhaber & Co., B'way & 156th.

152d, 542 West. $348. Bert G. Faulhaber, B'way & 156th.

153d St., 550 West. Trinity Studios. $900. L. J. Phillips & Co., 3,787 Broadway.

153d, St. Nich. Pl., 52-54. De Maran Ct. $324. Bert G. Faulhaber & Co., B'way & 156th.

156th, 601 West. Hispania Hall. $432. Bert G. Faulhaber & Co., B'way & 156th.

156th, 601 W., cor. Bwy. Hispania Hall. $432. Bert G. Faulhaber & Co., B'way & 156th.

158th, 540 West. The Blanche. $288. Bert G. Faulhaber & Co., B'way & 156th.

158th, 536 West. The Darlington. $300. Bert G. Faulhaber, Broadway and 156th.

159th, Ft. Wash. Av., 9. The Ft. Wash. $300. Bert G. Faulhaber & Co., B'way & 156th.

160th St., 560 West. Cheskneil. $960. Everett M. Seixas Co., 507 5th Av.

160th, Ft. Wash. Av., 26. The Plymouth. $420. Bert G. Faulhaber & Co., B'way & 156th.

164th St., 601 West. Wilton Apts. $650. Schindler & Liebler, 3,929 B'way, nr. 165.

165th St., Audubon Av., 25. $192-$264. Knap & Wassen Co., 4,249 Broadway.

172d St., Audubon Av., 153. Dawson. $396. Norman Denzer, 3,816 Broadway.

174th St., 579 West. $276-$306. Nehring Co., 1,278 St. Nicholas Av.

174th St., Audubon Av., 171. $300. Nehring Co., 1,278 St. Nicholas Av.

174th St., 583 West. $336. Nehring Co., 1,278 St. Nicholas Av.

174th, 560 W. Stratford-Avon Hall. $336-$360. Nehring Co., 1,278 St. Nicholas Av.

175th St., 567 West. $336. Nehring Co., 1,278 St. Nicholas Av.

176th St. & Amst. Av. The Belton. $252. L. J. Phillips & Co., 3,787 Broadway.

176-177th Sts., B'way. Studio Court. $360-$420. Superintendent on premises.

176th, St. Nicholas Av. Studer C't. $300-$390. Nehring Co., 1,278 St. Nicholas Av.

179th, 50-60 Northern Av. Hud. Cham. $324. Bert G. Faulhaber & Co., B'way & 156th.

180th St., 556 West. Alda. $336-$360. Knap & Wassen Co., 4,249 Broadway.

181st St., 720 West. Chancellor. $432-$480. Knap & Wassen Co., 4,249 Broadway.

## MANHATTAN—WEST SIDE.

### FOUR ROOMS.

6th St., 62 Washington Sq. South. $1,000. Payson McL. Merrill Co., Inc., 9 E. 44th.

11th St., 56 West. Wellsbourne. $750-$960. Pease & Elliman, 340 Madison Av.

15th St., 350 West. The Chautauqua. $420. Duross Co., 155 West 14th St.

17th St., 7th Av., 118. $16. Duross Co., 155 West 14th St.

17th St., 7th Av., 104. $14. Duross Co., 155 West 14th St.

27th St., 208 East. $6 weekly. Model Fireproof Tenement Co., 567 10th Av.

31st St., 128 West. $204. Duross Co., 155 West 14th St.

31st St., 126-130 West. $192. Duross Co., 155 West 14th St.

38th St., Ninth Av., 479. $192. Samuel H. Martin, 1,978 Broadway.

42d St., 500 West. $4.50 to $6 weekly. Model Fireproof Tenement Co., 567 10th Av.

54th, 162 W., cor. 7th Av. Oregon. $1200-$1380. Slawson & Hobbs, 162 West 72d St.

58th St., 200 W., s. w. c. 7th Av. $1500-$1650. Pease & Elliman, 340 Madison Av.

59th St., 24-28 West. $1,700. Pease & Elliman, 340 Madison Av.

60th St., 145 West. $174. Samuel H. Martin, 1,974 Broadway.

60th St., 147 West, Col. Av. $180. Samuel H. Martin, 1,974 Broadway.

64th St., 42 West. $300. Samuel H. Martin, 1,974 Broadway.

64th St., 40 West. $816. Samuel H. Martin, 1,974 Broadway.

64th St., 14 West, Central Park. $276-$288. Samuel H. Martin, 1,974 Broadway.

Columbus Av., 150. $216-$240. Samuel H. Martin, 1,974 Broadway.

Columbus Av., 148. $216-$240. Samuel H. Martin, 1,974 Broadway.

66th St., 258 West. $192. Samuel H. Martin, 1,974 Broadway.

78th, 250 W., s.w.cor. B'way. Carlew. $540-$780. Calder, Nassoit & Lanning, B'way & 105th.

82d St., 105 West. $780 per annum. Slawson & Hobbs, 162 West 72d St.

85th St., 252 West. $900. Mark Rafalsky & Co., 527 5th Av.

87th, 166-168 W. La Jacquetta. $900 per an. Slawson & Hobbs, 162 West 72d St.

92d St., West E. Av., 645. Hulsworth. $900. Slawson & Hobbs, 162 West 72d St.

98th St., W. E. Av., 782. $1,100-$1,300. Slawson & Hobbs, 162 West 72d St.

99th, 317 W. The Emahrel. $720-$840 per an. Slawson & Hobbs, 162 West 72d St.

102d St., 330 West. Rockledge Hall. $840-$900. Calder, Nassoit & Lanning, B'way & 105th.

104th St., 150 West. Putnam Court. $40. Slawson & Hobbs, 162 West 72d St.

108th St., 3 West, near C. P. W. $420-$480. Slawson & Hobbs, 162 West 72d St.

109th St., 242 West. $28-$30 monthly. Slawson & Hobbs, 162 West 72d St.

110th St., 527 West. Britannica. $900. Mark Rafalsky & Co., 527 5th Av.

110th St., 214 Cathedral Parkway. $840-$900. Paterno Inv. Corp., 214 Cathedral P'kway.

114th St., 222 West. $300. Everett M. Seixas Co., 507 5th Av.

114th St., 426 West, Cor. Amster. $350-$384. Calder, Nassoit & Lanning.

116th St., Riverside Drive, 440. $660-$840. Durham Realty Company, 200 Fifth Av.

Morningside Av., 308 W. 117th St. $360. H. C. Coleman, 40 Morningside Av.

118th St., Morningside Av., 40. $480-$540. H. C. Coleman, 40 Morningside Av.

119th St., Morningside Av., 50. $480-$540. H. C. Coleman, 50 Morningside Av.

120th St., Morningside Drive, 90. $630. Slawson & Hobbs, 162 West 72d St.

Morningside Dr., W. 121st St., 414. $480-$570. Calder, Nassoit & Lanning.

122d St., 114 Morningside Dr. The Circle. $480. W. W. Skinner, 2 West 45th St.

125th, 100 Clarem't Av. Royal Grand. $530-$600. Frederick Zittel & Sons, 79th St. & B'way.

125th St., 175 Claremont Av. Fair V. Ct. $420. Slawson & Hobbs, 162 West 72d St.

129th, 41 St. Nich. Ter. Ter. View. $450-$540. Manager on premises.

133d St., 3,301 Broadway. $192. Schindler & Liebler, 3,929 B'way, nr. 165th.

134th St., 3,305 Broadway. $252-$312. Schindler & Liebler, 3,305 B'way, nr. 165th.

135th St., 506 West. The Terrace. $276. Bert G. Faulhaber, B'way and 156th St.

135th St., 634 West. Annapolis Court. $45 m. S. E. Oserman, 30 Broad St.

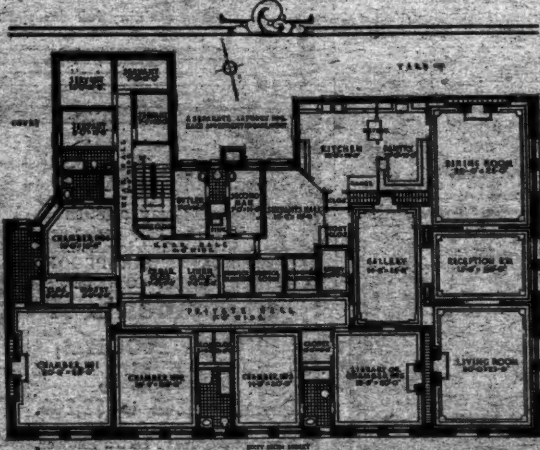
136th, 587 Riverside Dr. Beaconsfield. $540. E. A. Levy, 505 5th Av.

139th St., 640 West. Linthgow. $450-$540. Calder, Nassoit & Lanning, B'way & 105th.

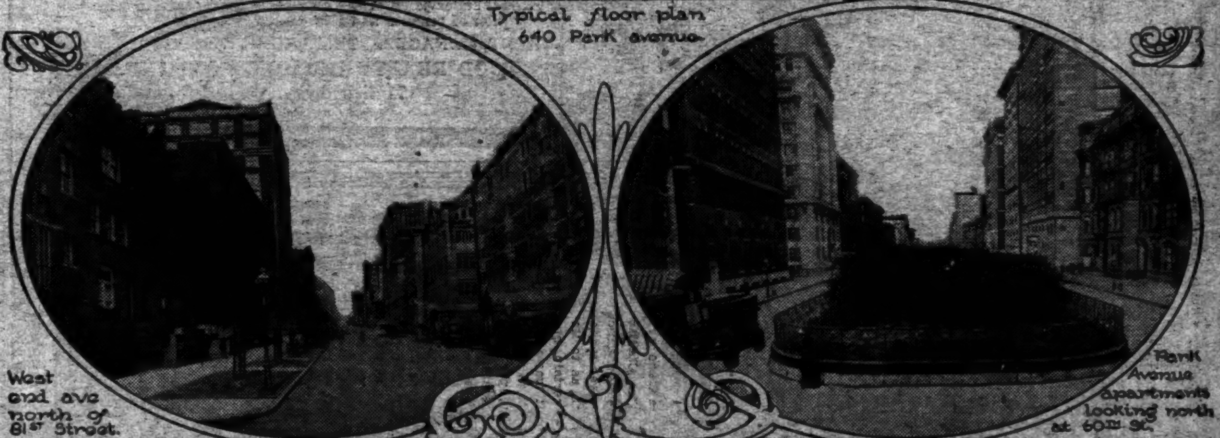
140th St., 507 West. The Florence. $300. Bert G. Faulhaber, B'way and 156th St.

141st St., 221 West. The Manitou. $312 up. Superintendent on premises.

141st St., 505 West. $300-$336. Knap & Wasson Co., 4,249 Broadway.

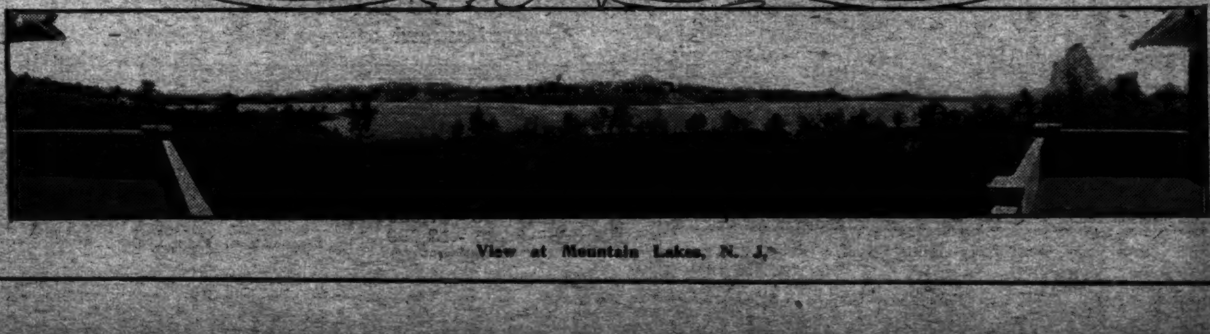


Typical floor plan 640 Park avenue



West end ave north of 81st Street

Park Avenue apartments looking north at 60th St.



View at Mountain Lakes, N. J.

## MANHATTAN—WEST SIDE.

### FOUR ROOMS.

141st St., [illegible] West. Wiltshire. [illegible]
Fred'k Zittell & Sons, 2,211 B'way, (79th.)

141st St., 637 West. Thomas Jefferson. [illegible]
Fred'k Zittell & Sons, 2,211 B'way, (79th.)

143d St., corner B'way. [illegible] $[illegible]-$[illegible].
Durham Realty Co., 200 5th Av.

144th St., [illegible] West St. [illegible] $[illegible].
Knap & Wasson Co., 4,249 Broadway.

145th St., [illegible] West. $336.
Bert G. Faulhaber, Broadway and 156th.

145th St., [illegible] West. $216.
Bert G. Faulhaber, Broadway and 156th.

146th St., Convent Av., 102-104. $[illegible].
D. Robinson, C. S. Brown Co., 14 Wall St.

146th St., 102-104 Convent Av. $[illegible].
D. Robinson, C. S. Brown Co., 14 Wall St.

146th St., 102-104 Convent Av. $372.
D. Robinson, C. S. Brown Co., 14 Wall St.

146th St., St. Nicholas Av., [illegible]. $480-$540.
Pease & Elliman, 340 Madison Av.

146th St., [illegible] West. $[illegible].
Moore & Schutte Co., 1,[illegible] Amsterdam Av.

148th, Riverside Drive, [illegible]. Pickens Ct. $[illegible].
Calder, Nassoit & Lanning, B'way, 105th.

152d, 401 W., cor. St. Nicholas Av. $[illegible].
Bert G. Faulhaber & Co., Bway & 156th.

150th St., Edgecombe Av., [illegible]. $[illegible].
Nehring Co., 1,278 St. Nicholas Av.

152d, St. Nich. Pl., [illegible] De Marun Ct. $[illegible].
Bert G. Faulhaber, Bway & 156th St.

153d St., 449 West. Heathfield. $480.
Knap & Wasson Co., 4,249 Broadway.

155th St., Riverside, 790. Vauxhall. $700.
Bert G. Faulhaber & Co., Bway & 156th.

156th, [illegible] W., cor Bwy. Hispania Hall. $600.
Bert G. Faulhaber & Co., Bwy & 156th.

158th, 536 West. The Darlington. $336.
Bert G. Faulhaber & Co., Bwy & 156th.

158th St., 546 West. The Blanche. $336.
Bert G. Faulhaber & Co., Bwy & 156th.

158th, 600 West. The Lafayette. $[illegible].
Bert G. Faulhaber & Co., Bwy & 156th.

160th, Audubon Av., [illegible]. $[illegible]-$312.
Knap & Wasson Co., 4,249 Broadway.

160th, Bway, 3,816. Knowlton Ct. $480.
Norman Denzer, 3,816 Broadway.

160th, Ft. Wash. Av., 9. The Ft. Wash. $612.
Bert G. Faulhaber & Co., Bwy & 156th.

160th St., 550 West. The Lincoln. $216.
Bert G. Faulhaber & Co., Bwy & 156th.

160th St., 555 West. Crystal Court. $456.
Norman Denzer, 3,816 Broadway.

160th, Ft. Wash. Av., 25. Dayton Court. $545.
Schindler & Liebler, 3,[illegible] Bway, nr. 165th.

160th, Ft. Wash. Av., [illegible]. The Plymouth. $504.
Bert G. Faulhaber & Co., Bway & 156th.

162d, 615 West. Yorktown Court. $540.
L. J. Phillips & Co., Agts., 3,787 Bway.

164th, 548 West. The Claymont. $[illegible].
Bert G. Faulhaber & Co., Bway & 156th.

164th, 558 West. The Sherwood. $[illegible].
Bert G. Faulhaber & Co., Bway & 156th.

164th, 540 West. Wilton Apts. $[illegible]-$[illegible].
Schindler & Liebler, 3,929 Bway, nr. 165th.

165th, 540 West. Abercrombie. $[illegible].
Nehring Co., 1,278 St. Nicholas Av.

173d, Audubon Av., 145. Morrison. $450.
Norman Denzer, 3,816 Broadway.

173d, Audubon Av., 155. Dawson. $450.
Norman Denzer, 3,816 Broadway.

173d, Audubon Av., 165. Algonac. $360-$456.
Nehring Co., 1,278 St. Nicholas Av.

174th, [illegible] W., Stratford-Avon Hall. $420-$456.
Nehring Co., 1,278 St. Nicholas Av.

174th, Audubon Av., 171. $324-$336.
Nerhing Co., 1,278 St. Nicholas Av.

176th, Wadsworth Av., 11. Premier. $300-$324.
Knap & Wasson Co., 4,249 Broadway.

176th to 177th St., Bwy. Studor Ct. $480-$540.
Superintendent on premises.

176th, Audubon Av., 220. Edna Ct. $360.
Bert G. Faulhaber & Co., B'y and 156th.

176th, St. Nich. Av., 1,830. Studer Ct. $420-$480.
Nehring Company, 1,278 St. Nicholas Av.

177th, 609 West. Dartmoor. $360-$408.
Nehring Co., 1,278 St. Nicholas Av.

177th St., 663 West. $384.
Nehring Company, 1,278 St. Nicholas Av.

177th St., 656 West. $324-$384.
Knap & Wasson Co., 4,249 Broadway.

177th St., 717 W. The Rutherwood. $420-$480.
Knap & Wasson Co., 4,249 Broadway.

177th, Audubon Av., 222. Valentine Ct. $360.
Bert G. Faulhaber & Co., B'y and 156th.

177th, Audubon Av., [illegible]. Barney Ct. $[illegible].
Bert G. Faulhaber & Co., B'y and 156th.

177th, Ft. Wash. Av., [illegible]. [illegible]. $[illegible]-$[illegible].
Knap & Wasson Co., 4,249 Broadway.

177th, Wadsworth Av., [illegible]. $312-$[illegible].
Knap & Wasson Co., 4,249 Broadway.

178th, Audubon Av., [illegible]. Jeanette Ct. $[illegible].
Bert G. Faulhaber & Co., B'y and 156th.

178th St., [illegible] W. St. Thomas. $[illegible] to $[illegible].
Knap & Wasson, 4,249 Broadway.

178th St., 718 W. Inglewood. $432-$480.
Knap & Wasson, 4,249 Broadway.

178th, [illegible] Ft. Wash. Av. Bellefont. $[illegible]-$[illegible].
Knap & Wasson Co., 4,249 Broadway.

178th, 507 West. $[illegible] monthly.
Wooding Brothers, [illegible] West 181st St.

179th St., 542 West. $300.
Bert G. Faulhaber & Co., Bwy & 156th.

179th St., 529 West. Tompson. $312-$[illegible].
Knap & Wasson Co., 4,249 Broadway.

179th St., [illegible] West. Hunterdell Ct. $456-$504.
Knap & Wasson Co., 4,249 Broadway.

179th St., 714 West. Colonial. $[illegible]-$[illegible].
Knap & Wasson Co., 4,249 Broadway.

179th St., 535 West. Hudson Chambers. $[illegible].
Bert G. Faulhaber & Co., Bwy & 156th.

179th, 530 West. Marie. $348-$[illegible].
Knap & Wasson Co., 4,249 Broadway.

179th St., 520 West. The Palo Alto. $420.
Bert G. Faulhaber & Co., Bwy & 156th.

179th St., 542 West. Amelia. $348-$384.
Knap & Wasson Co., 4,249 Broadway.

179th, 58-60 Northn. Av. Hudson Chamb. $[illegible].
Bert G. Faulhaber & Co., Bwy & 156th.

180th St., 4,241 B'way. Haven Court. $456.
Slawson & Hobbs, 162 West 72d St.

180th St., 550 West. Alda. $[illegible]-$432.
Knap & Wasson Co., 4,249 Broadway.

180th St., 561 West. The Fort Tryon. $384.
J. E. Whitaker, 2,106 Broadway, at 74th.

180th, 600 W., cor. B'way. Swampscott. $420.
Bert G. Faulhaber & Co., Bwy & 156th.

180th St., 661 West. Brockton. $[illegible]-$[illegible].
Knap & Wasson Co., 4,249 Broadway.

180th St., 700 West. Ravenwood. $444-$480.
Knap & Wasson Co., 4,249 Broadway.

180th St., 716 West. Stanleigh. $360-$384.
Knap & Wasson Co., 4,249 Broadway.

180th St., 719 West. Tilbury Court. $432-$450.
Knap & Wasson Co., 4,249 Broadway.

180th St., 804 West. $480.
Pease & Elliman, 340 Madison Av.

180th St., 820 West. The Altoria. $420.
Bert G. Faulhaber & Co., Bwy & 156th.

180th St., 870 W. Hudson Chambers. $360.
Bert G. Faulhaber & Co., Bwy & 156th.

180th, Haven Av., 206-210. Janet. $348-$384.
Knap & Wasson Co., 4,249 Broadway.

180th, Pinehurst Av., 40. San Leandro. $384.
Bert G. Faulhaber & Co., Bwy & 156th.

181st St., 605 West. Clareda. $420.
Nehring Company, 1,278 St. Nicholas Av.

181st St., 714 West. De Koven. $480-$494.
Knap & Wasson Co., 4,249 Broadway.

181st St., 720 West. Chancellor. $432-$480.
Knap & Wasson Co., 4,249 Broadway.

184th St., 524 West. Andover. $420.
Knap & Wasson Co., 4,249 Broadway.

184th St., 509 West. The Joneira. $300.
Bert G. Faulhaber & Co., B'way & 156th.

192d, Wadsworth Av., 374. Strathcona. $480.
Knap & Wasson Co., 4,249 Broadway.

192d, Wadsworth Av., 382. Ben Nevis. $480.
Knap & Wasson Co., 4,249 Broadway.

193d, Wadsworth Av., 390. Grand View. $480.
Knap & Wasson Co., 4,249 Broadway.

## MANHATTAN—WEST SIDE.

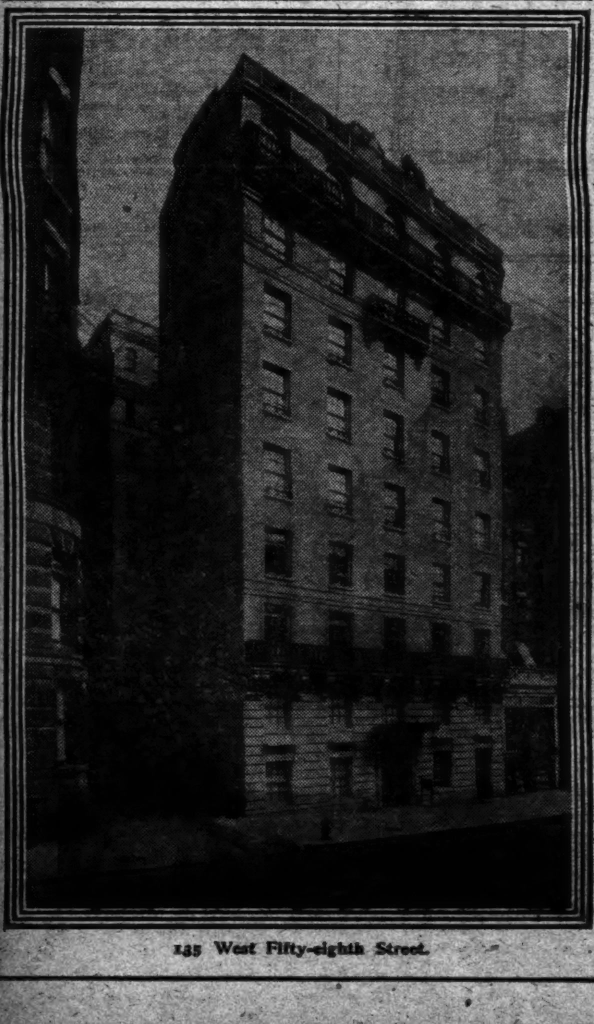
### FIVE ROOMS.

13th St., 162 West. $30.
Duross Co., 155 West 14th St.

13th St., 330 West. $50.
Duross Co., 155 West 14th St.

19th St., 274 West. $540-$600.
Pease & Elliman, 340 Madison Av.

21st St., 257 West. $25-$27.
Duross Co., 155 West 14th St.



135 West Fifty-eighth Street.

# Fred'k Zittell & Sons

IN THE APTHORP. **Broadway and 79th Street.** TEL. [illegible]—SCHUYLER.

Offer the following Elevator Apartments for Rent:—

**801 West End Ave.,**
N. W. Corner of [illegible] St.
Absolutely fireproof building; conveniently located, close to [illegible] St. Subway express station and surface lines; large, airy rooms; every modern improvement.
**6, 7 & 8 Rooms, 2 Baths.**
**Rents $1,400 to $2,200.**

**The Runcin,**
[illegible] West [illegible] St.
New [illegible]-story fireproof building; extra large rooms and closets; modern in every respect; one apartment.
**5, 7, 8 Rooms and 2 Baths.**
**Rents $1,100 to $2,300.**

**The Wiltshire,**
610 West 160th St.
New 6-story fireproof building; all conveniences; adjoining Riverside Drive.
**2, 3, 4 & 5 Rooms & Bath.**
**Rents $360 to $565.**

**Cayuga,**
S. E. Corner of Central Park West and 90th St.
A modern, 6-story elevator apartment house overlooking Central Park; all modern improvements.
**Eight Rooms and Two Baths.**
**Rents $1,600 to $1,800.**

**New Amsterdam,**
N. W. Corner [illegible] St. and Amsterdam Av.
Fireproof elevator apartment house; elevator service; every modern improvement.
**6, 7, 8 Rooms and Bath.**
**Rents $720 and up.**

**The Rolyat,**
Southwest Corner Broadway and 140th St.
Large rooms, pantries and closets.
**Suites of 8 Rooms and Bath.**
**Rents $1,000 to $1,200.**

**The Royal Grand,**
[illegible] Claremont Av.
**2, 3, 4 & 5 Rooms.**
Every modern improvement; elevator service; beautiful view of the Hudson River and Riverside Drive.
**Rents $420 to $780.**

**Rafford Hall,**
N. W. Corner Broadway and 144th St.
The rear apartments afford a splendid view of the Hudson River; all improvements; elevator service, &c.
**5, 6 & 7 Rooms & Bath.**
**Rents $600 to $1,000.**

**St. Charles,**
101 West 72d St.
**Eight Large Rooms and Two Baths.**
Must be seen to be appreciated; elevator service, &c.
**Rents $1,200 to $1,300.**

**St. Evona,**
N. E. Corner 120th St. and Broadway.
New six-story fireproof elevator apartment house; large, sunny rooms; southern exposure.
**5, 6 and 7 Rooms.**
**Rents $540 to $1,100.**

If any of these apartments do not meet with your approval, we have others that do not appear in this advertisement. A call at our office will save you much time and annoyance. We will mail you our booklet containing full descriptions of our houses on request.

# Admaston

N. W. cor. B'way, at 89th St.
Situated in a very desirable and convenient location.
ABSOLUTELY FIREPROOF.
EVERY MODERN CONVENIENCE.
**Apartments of 5 to 8 Rooms, 2 Baths,**
**Rentals $1,200 to $2,200.**
The 7 and 8 Room Apartments Have Extra Shower.

# Evanston

West End Ave., at 90th St.
Situated on the finest residential avenue in the city.
ABSOLUTELY FIREPROOF.
MODERN IN EVERY DETAIL.
**Apartments of 8 to 10 Rooms, 3 Baths,**
**Rentals $2,000 to $3,000.**

Under the direct supervision of the owners, assuring careful selection of tenants and first-class service.
RESIDENT MANAGER. TELEPHONE, 7793 RIVER.
MOREWOOD REALTY HOLDING COMPANY,
71 Broadway.

# 530 West End Ave.

**Southeast Corner 86th St.**
A Few High-Class Apartments
**7 and 10 Rooms**
**3 and 4 Baths**
**$2,500 to $4,200.**
**Will Be for Rent October 1st.**
Superintendent always on premises.

APARTMENTS TO LET—Unfurnished.

MANHATTAN—East Side.

**GRAMERCY PARK**
[illegible] Gramercy Park East.
APARTMENTS.
Unusually airy, light and convenient.
Access to inclosed park.
**For Rent $2,000 - $3,000**
**For Sale 8,700 - 12,000**
Inquire of Superintendent.

APARTMENTS TO LET—Unfurnished.

MANHATTAN—East Side.

**NO. ONE LEXINGTON AVE.**
Gramercy Park.
Duplex Apartment, 7 rooms, 2 baths, $1,[illegible].
Duplex Apartment, 11 rooms, 3 baths, $[illegible].
Apply to Superintendent, or
GAINES & DRENNAN CO.,
[illegible] E. 28th St. Phone Mad. Sq. [illegible].

## MANHATTAN—WEST SIDE.

### FIVE ROOMS.

27th St., 361 West. Albemarle. $450-$540. Manager on premises.
43d, 345 W. $21. Durosa Co., 155 W. 14th St.
51st, 9th Av., 768. $288. Samuel H. Martin, 1,974 Broadway.
54th St., 162 West. Oregon. $1,200-$1,400. Slawson & Hobbs, 162 West 72d St.
56th, 9th Av., $805. $294. Samuel H. Martin, 1,974 Broadway.
58th St., 269 West. $1,600-$2,500. Pease & Elliman, 340 Madison Av.
59th St., 24-28 West. $2,600. Pease & Elliman, 340 Madison Av.
64th St., 42 West. $312-$324. Samuel H. Martin, 1,974 Broadway.
65th St., 29 West. $296-$360. Samuel H. Martin, 1,974 Broadway.
65th St., 31 West. $324. Samuel H. Martin, 1,974 Broadway.
65th St., 33 West. $300-$384. Samuel H. Martin, 1,974 Broadway.
79th St., 300-306 West. Orients. $780. Manager on premises.
81st St., 158 West. The Wesley. $1,000. Slawson & Hobbs, 162 West 72d St.
83d St., 105 West. $780-$960. Slawson & Hobbs, 162 West 72d St.
85th St., 252 West. $1,000-$1,250. Mark Rafalsky & Co., 527 5th Av.
87th, 166-168 W. La Jacquetta. $1,100-$1,200. Slawson & Hobbs, 162 West 72d St.
87th St., 144 West. The Roxana. $1,000. Princeton Const. Co., 30 East 42d St.
87th St., 152 West. The Urania. $1,000. Princeton Const. Co., 30 East 42d St.
89th, 251 West, Broadway. Admaston. $1,200. Morewood Realty Holding Co., 71 B'way.
89th, 267 W, W. E. Av. Rancia. $1,100-$1,200. Fred'k. Zittel & Sons, 2,211 B'way., 79th.
90th St., 315 West. $1,100. Mark Rafalsky, 527 5th Av.
92d St., 304 West, near West End Av. $1,200. Slawson & Hobbs, 162 West 72d St.
92d St., W. End Av., 645. Halsworth. $1,100. Slawson & Hobbs, 162 West 72d St.
93d, 309 W. Albert Court. $45-$50 monthly. De Peyster Realty Co., 82 Pine St.
95th., 310 W., nr. W.E.Av. Mathilda Ct. $900. Slawson & Hobbs, 162 West 72d St.
95th St., Amsterdam Av., 724. $22 monthly. Slawson & Hobbs, 162 West 72d St.
95th St., 206 West. Camden. $900. V. K. Bracher, 2,010 Broadway.
97th St., 74 West. $264. Samuel H. Martin, 1,974 Broadway.
97th St., 226 West. Stuart Arms. $1,100. Jos. N. Escobal, 220 West 98th St.
98th, 220 West. The Borchardt. $1,200-$1,400. Jos. N. Escobal, 220 West 98th St.
98th St., West End Av., 782. $1,300-$1,500. Slawson & Hobbs, 162 West 72d St.
104th, 180 West. Putnam Court. $540-$600. Slawson & Hobbs, 162 West 72d St.
104th St., 250 West End Av. $900-$1,200. Calder, Nassoit & Lanning, B'way, 105th.
107th St., 210-220-230 West. Ivy Courts. $600. Manager, on premises.
108th St., 8 West, near Cent. Park W. $600. Slawson & Hobbs, 162 West 72d St.
100th St., 242 West, near Broadway. $456. Slawson & Hobbs, 162 West 72d St.
109th, 309 West. Manhasset. $1,100-$2,000. Marbrick Realty Corp., 601 West 110th St.
110th St., 601 W. Hendrik Hudson. $1,100. American Real Estate Co., 601 W. 110th.
110th St., 214 Cathedral P'kw'y. $1,000-$1,150. Paterno Inv. Corp, 214 Cathedral P'kway.
110th St., 220 Cathedral P'kw'y. $1,100-$1,175. Paterno Inv. Corp., 214 Cathedral P'kway.
112th, Riv. Drive, 400. Fowler Ct. $780-$900. Calder, Nassoit & Lanning, B'way, 105th.
113th St., Lenox Av., 56. $408. E. Hoffmann, 61 West 114th St.
114th St., 425 West. Parthenon. $444-$540. Calder, Nassoit & Lanning, B'way, 105th.
114th St., Riv. Drive, 420. Hamilton. $1,300. Slawson & Hobbs, 162 West 72d St.
116th St., 600 West. Rexor. $1,100. Slawson & Hobbs, 162 West 72d St.
116th St., R'side Dr., 440. Paterno. $900-$1,200. Durham Realty Co., 200 5th Av.
118th St., Morn. Av., 40. M. Pk. Apts. $600-$720. H. C. Coleman, 40 Morningside Av.
119th St., C'mont Av., 49. Barleford. $600-$780. Slawson & Hobbs, 162 West 72d St.
119th St., Manhattan Av., 462. $360. Slawson & Hobbs, 162 West 72d St.
121st St., Morn. Dr., 106. Janus C'rt. $600-$840. Calder, Nassoit & Lanning, B'y, cor. 105th.
121st St., Mor.Dr.,110. Sheib's Hall. $600-$660. Mehring Co., 1,278 St. Nicholas Av.
121st St., 414 West. Carolyn Court. $660-$780. Calder, Nassoit & Lanning, B'way & 105th.
122d St., C'mont Av., 160. Royal G'd. $600-$720. F. Zittel & Sons, 79th St. and Broadway.
122d St., C'mont Av., 175 F'view Court. $540. Slawson & Hobbs, 162 West 72d St.
127th St., Cl'mont Av., 183. Harrington. $660. Slawson & Hobbs, 162 West 72d St.
129th St., St.Nich.Ter.,41. Ter. View. $540-$660. Manager on premises.
133d St., Broadway, 3,301. $312-$372. Schindler & Liebler, 2,929 Broadway.
133d St., 506 West. The Terrace. $288. Bert A. Faulhaber & Co., B'way & 150th.
133d St., 525 West. St. Evona. $540-$600. F. Zittel & Sons, 2,211 Broadway. (79th.)
135th St., 634 West. Annapolis Court. $55 m. S. E. Osserman, 30 Broad St.
136th St., 522 West. Sunderland Court. $540. L. J. Phillips & Co., 3,787 Broadway.
139th St., 600. Cor. B'way. $25 monthly. Slawson & Hobbs, 162 West 72d St.
139th St., 640 West. Linlithgow. $540-$600. Calder, Nassoit & Lanning, B'y and 105th.
140th St., 507 West. Florence. $348. Bert G. Faulhaber & Co., B'y and 150th.
141st St., 505 West. $420. Knap & Wasson Co., 4,249 Broadway.
141st St., 562 West. Woodmere. $600-$840. Slawson & Hobbs, 162 West 72d St.
141st St., 630 West. Grayton Court. $900. Slawson & Hobbs, 162 West 72d St.
143d St., 615 West. Floretta. $480-$600. Slawson & Hobbs, 162 West 72d St.
143d St., cor. B'way. Sarsfield. $400-$600. Durham Realty Company, 200 5th Av.
144th St., 601 West. Rafford Hall. $540. Fred'k Zittel & Sons, 2,211 Broadway.
144th St., 605 West. St. Rita. $432-$480. Knap & Wasson Co., 4,249 Broadway.
145th St., 155 West. $264. Bert G. Faulhaber & Co., B'y and 150th.
145th St., 159 West. $252. Bert G. Faulhaber & Co., B'y and 150th.
146th St., Convent Av., 102-104. $504. D. Robinson, C. S. Brown Co., 14 Wall St.
146th St., St. Nicholas Av., 722. $600. Pease & Elliman, 340 Madison Av.
147th St., 546 W. Douglas Court. $540-$600. Nehring Co., 2,278 St. Nicholas Av.
148th St., 603 West. The Branford. $300. Bert G. Faulhaber & Co., B'way & 150th.
148th, River. Dr., 796. Picken C't. $900-$1,100. Calder, Nassoit & Lanning, B'way & 105th.
149th St., B'way, 3,600. Riverview C't. $600. Du Bois & Taylor, 3,881 Broadway.
149th St., cor. B'way. The Mansfield. $540. George Rosenfeld Co., Inc., 51 E. 42d St.
150th, Edge. Av., 367-369. H'tridge. $300-$372. Nehring Co., 1,278 St. Nicholas Av.
150th St., River. Dr., 725. Imperator. $1,000. Bert G. Faulhaber & Co., B'way & 150th.
153d St., 449 West. Heathfield. $480-$540. Knap & Wasson Co., 4,249 Broadway.


# Slawson & Hobbs

162 West 72d St., near Broadway

Renting Dept. A Selected List of West Side Apartments for Rent Tel., 7240 Col.

| LOCATION | | ROOMS | BATHS | RENTALS |
|---|---|---|---|---|
| 98 CENTRAL PARK WEST, Corner 66th Street | B | 8 & 12 | 2-3 | $2,000 to $3,600 |
| 1 WEST 69th STREET, Corner Central Park West | B | 6 & 7 | 1 | 1,100 & 1,200 |
| 97 CENTRAL PARK WEST, Near 69th Street | B | 8 | 1 | 1,500 & 1,550 |
| 57 WEST 75th STREET, Corner Columbus Avenue | B | 6 & 7 | 1 | 1,000 to 1,800 |
| 117 WEST 79th STREET, Bet. Columbus and Amsterdam Avenues | B | 8 | 1-2 | 1,500 & 1,700 |
| 158 WEST 81st STREET, Near Amsterdam Avenue | B | 5 | 1 | 1,000 |
| 1 WEST 83rd STREET, Corner Central Park West | A | 7-9 | 1-2 | 1,000 to 2,400 |
| 165 WEST 83rd STREET, Near Amsterdam Avenue | B | 4 & 5 | 1 | 780 & 900 |
| 57 WEST 84th STREET, Corner Columbus Avenue | C | 6 | 1 | 30 to 45 |
| 204 to 214 WEST 85th STREET, Near Broadway | C | 7 & 8 | 1 | 540 to 780 |
| 349 WEST 85th STREET, Near West End Avenue | A | 8 | 1 | 1,200 to 1,400 |
| 294 CENTRAL PARK WEST, Near 89th Street | A | 8 & 9 | 1 | 1,200 to 1,400 |
| 255 WEST 90th STREET, Corner Broadway | B | 7-8-9 | 2-3 | 1,700 to 2,400 |
| 250 WEST 91st STREET, Corner Broadway | A | 8 & 9 | 2 | 1,800 to 2,100 |
| 255 WEST 92nd STREET, Near Broadway | A | 6 & 7 | 1 | 780 to 900 |
| 4 and 14 WEST 92nd STREET, Near Central Park West | A | 7 & 8 | 1 | 900 to 1,100 |
| 202 RIVERSIDE DRIVE, Corner 93rd Street | B | 9-10 | 2-3 | 1,800 to 2,300 |
| 250 WEST 94th STREET, Corner Broadway | A | 8 & 9 | 1 | 1,250 to 1,500 |
| 305 WEST 97th STREET, Near West End Avenue | A | 6 & 7 | 1 | 660 to 840 |
| 375 CENTRAL PARK WEST, Near 97th Street | A | 7 & 8 | 2 | 900 to 1,200 |
| 306 WEST 99th STREET, Near West End Avenue | A | 9 | 1 | 1,400 & 1,500 |
| 322 WEST 100th STREET, Corner Riverside Drive | B | 9-10-11 | 3 | 2,500 to 3,600 |
| 841-843-845 WEST END AVENUE, Corner 101st Street | C | 7 & 8 | 1 | 660 to 900 |
| 150 WEST 104th STREET, Near Amsterdam Avenue | A | 4-5-6 | 1 | 540 to 684 |
| 149 WEST 105th STREET, Near Amsterdam Avenue | A | 6 | 1 | 630 to 810 |
| 3 WEST 108th STREET, Near Central Park West | A | 4-5-6 | 1 | 420 to 660 |
| 210 WEST 110th STREET, Near Broadway | B | 7 & 8 | 3 | 1,500 to 1,900 |
| 562 WEST 113th STREET, Corner Broadway | B | 7 & 8 | 2 | 1,500 & 1,600 |
| 417 RIVERSIDE DRIVE, South Corner 114th Street | B | 9 | 3 | 2,500 |
| 600 WEST 116th STREET, Southwest Corner Broadway | B | 5-6-7 | 2-3 | 1,000 to 2,000 |
| 49 CLAREMONT AVENUE, Corner 119th Street | A | 5-7-12 | 1 | 630 to 2,000 |
| 630 WEST 141st STREET, South Corner Riverside Drive | B | 3-5-6-7 | 1-2 | 600 to 1,300 |
| 561 WEST 141st STREET, Corner Broadway | B | 4-5-6 | 1 | 630 to 1,000 |
| 601 WEST 142nd STREET, Corner Broadway | A | 7 | 1 | 720 to 1,000 |
| 615 WEST 143rd STREET, Near Broadway | A | 4 & 5 | 1 | 480 to 660 |
| 4,341 BROADWAY, Corner 180th Street | A | 4 & 5 | 1 | 456 to 630 |

N. B.—"A" Elevator Apartments. "B" Fireproof Elevator Apartments. "C" Non-elevator Apartments.

Our Annual Apartment House Directory, Containing Full Description of the Houses in Which Apartments Are for Rent, Is Now Ready for Distribution.


APARTMENTS TO LET—Unfurnished

MANHATTAN—East Side.


## 121 Madison Avenue

Large and perfectly arranged duplex housekeeping Apartments in the above absolutely fireproof building, corner of Madison Av. and 30th St.; spacious rooms, with parquet floors, electric lights and baths; extra rooms for maids.

**25 East 30th St.**

Very desirable non-housekeeping Apartment to sublet, unfurnished, $1,400, including room service.

Also very handsomely furnished non-housekeeping duplex Apartment.

A very desirable ground floor Apartment for high-class physician.

**Also in 31 East 30th St.**

connecting large living room, bedroom and bath; restaurant and room service if desired.

RESTAURANT FOR TENANTS ONLY.

## The Van Dyck & Severn

72nd St.—Broadway—73rd St.

Subway Station at 72nd St.

High-class attractive apartments of

**6 to 11 Rooms, 2 & 3 Baths**

**Rental $1,800 to $3,800**

These apartments are absolutely fireproof and modern in every detail. All improvements, including refrigeration.

All rooms large and light, with abundant closet space.

Solid porcelain bathtubs with shower appliances.

There are no dumbwaiters—each apartment having a rear entrance and service elevator.

Under the direct supervision of the owners, assuring careful selection of tenants and first-class service.

RESIDENT MANAGER. TELEPHONE 3547 COLUMBUS.

MOREWOOD REALTY HOLDING COMPANY

71 Broadway

## Mayfair

Southeast Corner

**57th St. & Park Ave.**

Light Apartments

General Location and character unexcelled.

One very attractive apartment suitable for a small family

Rent $2400

Also two nine-room apartments

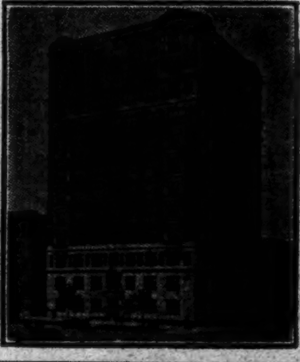
Rent $2700-$2800

Supt. on premises or to agents.

Cammann, Voorhees & Floyd

84 William St. Telephone 2260 John

## West End Ave., S. W. Cor. 78th St.



Situated in a very desirable residential neighborhood, private house section; recently completed.

For Lease

**8 & 9 Rooms**

**3 Baths**

Rental $2,750 to $3,250.

Exceptional Light and Air

Strictly Fireproof.

SUPT. ON PREMISES.

Tucker, Speyers & Co.,

435 5th Av. 2750—Murray Hill.

## ST. IVES, 155 E. 72d St.

ONE APARTMENT AT $1,000.
Seven Extra Large Rooms and Bath.
SUNLIGHT IN EVERY ROOM.
Electric Elevator and all improvements.
ALSO GROUND FLOOR DOCTOR'S APT.


APARTMENTS TO LET—Furnished.


## The Sevillia

Apartment Hotel, 117 W. 58th St.

Furnished apartment, 2 rooms and bath. Also one of 3 rooms and bath.


APARTMENTS TO LET—Unfurnished

MANHATTAN—East Side.


## THE SUSSEX,

36 EAST 60TH ST.

From Oct. 1, or earlier.

Eight-room apartments, $1,900 and $1,600. 1st floor apartment, suitable for physician, $1,500.

## KINGS COURT

MADISON AVENUE, 67TH STREET.

7-9 rooms, elevator, heat, light. Call

Kavanagh, 998 Madison Av.


APARTMENTS TO LET—Unfurnished

MANHATTAN—East Side.


## 143 & 145 East 31st St.

TO LEASE.

5-story and 3-story Building on plot about 5,500 square ft.; low rent to good tenant.

F. & G. PFLOMM,

9 West 29th Street.

## MANHATTAN—WEST SIDE.

### FIVE ROOMS.

152d St., 534 West. Catskill. $360.
Knap & Wasson Co., 4,249 Broadway.
153d St., Broadway, 3,694. $420-$450.
J. B. Whitaker, 2,106 Broadway, at 74th.
155th St., Riverside Dr., 780. Vauxhall. $950.
Bert G. Faulhaber & Co., B'way & 156th.
156th St., 601 West. Hispania Hall. $660.
Bert G. Faulhaber & Co., B'way & 156th.
158th St., 536 West. The Darlington. $396.
Bert G. Faulhaber & Co., B'way & 156th.
158th St., 540 West. The Blanche. $396.
Bert G. Faulhaber & Co., B'way & 156th.
158th St., 600 West. The Lafayette. $360.
Bert G. Faulhaber & Co., B'way & 156th.
159th, Broadway, 3,810. Knowlton C't. $600.
Norman Denzer, 3,816 Broadway.
159th, Ft. Wash. Av., 9. Ft. Wash'ton. $420.
Bert G. Faulhaber & Co., B'way & 156th.
160th St., 550 West. The Lincoln. $366.
Bert G. Faulhaber & Co., B'way & 156th.
160th St., 500 West. Checknoll. $420-$450.
Everett M. Seixas Co., 507 5th Av.
160th St., 565 West. Crystal Court. $540.
Norman Denzer, 3,816 B'way.
160th, Ft. Wash. Av., 35. Dayton Court. $720.
Schindler & Liebler, 3,929 B'way, (165th.)
160th, Ft. Wash. Av., 88. The Plymouth. $720.
Bert G. Faulhaber & Co., B'way & 156th.
160th, St. Nich. Pl., 52-54. De Maran C't. $516
Bert G. Faulhaber & Co., B'way & 156th.
162d, 516 West. $27 monthly.
Moore & Schulte Co., 1,685 Amsterdam Av.
163d, St. Nicholas Av., 1,061. Florida. $540
Norman Denzer, 3,816 Broadway.
164th St., 558 West. The Sherwood. $480.
Bert G. Faulhaber & Co., B'way & 156th.
164th St., 546 West. The Claymont. $528.
Bert G. Faulhaber & Co., B'way & 156th.
164th St., 601 West. Wilton Apts. $600-$780.
Schindler & Liebler, 3,929 B'way, (165th.)
172d St., 601 West. Whitehouse. $360-$432.
Nehring Co., 1,278 St. Nicholas Av.
172d St., Audubon Av., 145. Morrison. $540.
Norman Denzer, 3,816 Broadway.
173d, Wadsworth Av., 11. Premier. $380-$456
Knap & Wasson Co., 4,249 Broadway.
173d St., Audubon Av., 155. Dawson. $540
Norman Denzer, 3,816 Broadway.
173d, Audubon Av., 165. Algonac. $360-$480.
Nehring Co., 1,278 St. Nicholas Av.
174th St., 530 West. $360-$437.
Nehring Co., 1,278 St. Nicholas Av.
174th, 590 W. Stratford-Avon Hall. $540.
Nehring Co., 1,278 St. Nicholas Av.
174th St., Audubon Av., 171. $408.
Nehring Co., 1,278 St. Nicholas Av.
176th, Audubon Av., 219-225. Shelburne. $480.
Slawson & Hobbs, 162 West 72d St.
177th, Audubon Av., 240, Barney Court. $480.
Bert G. Faulhaber, Bway & 156th St.
176th and Amsterdam Av. The Bolton. $480.
L. J. Phillips & Co., Agts., 3,787 Bway.
176th, Audubon Av., 230. Edna Court. $480.
Bert G. Faulhaber & Co., Bway & 156th.
177th St., 579-587 West. $396-$420.
Nehring Co., 1,278 St. Nicholas Av.
177th St., 650 West. $408-$504.
Knap & Wasson Co., 4,249 Broadway.
177th, Audubon Av., 228. Valentine Co. $480.
Bert G. Faulhaber & Co., Bway & 156th.
177th St., 717 West. Rotherwood. $480-$540.
Knap & Wasson Co., 4,249 Broadway.
177th, 701 West. Heatherwell Ct. $576-$600.
Knap & Wasson Co., 4,249 Broadway.
178th St., 501 West. St. Thomas. $420-$540.
Knap & Wasson Co., 4,249 Broadway.
178th, 718 West. Inglewood. $480-$540.
Knap & Wasson Co., 4,249 Broadway.
178th, Audubon Av., 248. Jeanette Ct. $432.
Bert G. Faulhaber & Co., B'way, 156th St.
178th St., Wadsworth Av., 82. $420-$444.
Knap & Wasson Co., 4,249 Broadway.
179th St., 507 West. $27 monthly.
Wesslau Bros., 511 West 181st St.
179th St., 529 West. Tennyson. $420-$456.
Knap & Wasson Co., 4,249 Broadway.
179th St., 714 West. Colonial. $444-$492.
Knap & Wasson Co., 4,249 Broadway.
179th St., 815 West. The Palo Alto. $336.
Bert G. Faulhaber & Co., B'way, 156th St.
179th St., 885 West. Hudson Chambers. $480.
Bert G. Faulhaber & Co., B'way, 156th St.
179th St., 843 West. Amelia. $540-$576.
Knap & Wasson Co., 4,249 Broadway.
179th, Northern Av., 50-60. Hud. Chamb. $480.
Bert G. Faulhaber & Co., B'way, 156th St.
180th St., 516 West. Cor. Aud'n Av. $26 mthly.
Slawson & Hobbs, 162 West 72d St.
180th St., 556 West. Alda. $504-$540.
Knap & Wasson Co., 4,249 Broadway.
180th St., 700 West. Ravenwood. $540-$600.
Knap & Wasson Co., 4,249 Broadway.
180th St., 716 West. Stanleigh. $432-$480.
Knap & Wasson Co., 4,249 Broadway.
180th St., 719 West. Tilbury Court. $540.
Knap & Wasson Co., 4,249 Broadway.
180th St., 661 West. Brockton. $600-$720.
Knap & Wasson Co., 4,249 Broadway.
180th St., 820 West. The Altoria. $360.
Bert G. Faulhaber & Co., B'y and 156th.
180th St., 870 West. Hudson Chambers. $480.
Bert G. Faulhaber & Co., B'y and 156th.
181st St., 720 West. Chancellor. $540-$600.
Knap & Wasson Co., 4,249 Broadway.
180th St., 4,241. Haven Court. $540-$630.
Slawson & Hobbs, 162 West 72d St.
181st St., 714 West. De Koven. $576-$600.
Knap & Wasson Co., 4,249 Broadway.
182d St., 574 West. Cor. St. Nich. $32 mthly.
Slawson & Hobbs, 162 West 72d St.
182d St., 601 West. Cor. St. Nich. $32-$35 m'y.
Slawson & Hobbs, 162 West 72d St.
182d St., Pinehurst Av., 48. San Leandro. $300
Bert G. Faulhaber & Co., B'y and 156th.
182d St., Pinehurst Av., 48. $360.
Bert G. Faulhaber & Co., B'y and 156th.
184th St., 560 West. The Jonedra. $420.
Bert G. Faulhaber & Co., B'y and 156th.
184th St., 524 West. Andover. $444-$480.
Knap & Wasson Co., 4,249 Broadway.
191st St., Wadsw'th Av., 874. Strathcona. $576.
Knap & Wasson Co., 4,249 Broadway.
192d St., W'sw'thAv., 322. Ben Nevis. $570-$660.
Knap & Wasson Co., 4,249 Broadway.
192 St., W'sw'thAv., 390. Grand View. $570-$660
Knap & Wasson Co., 4,249 Broadway.

## MANHATTAN—WEST SIDE.

### SIX ROOMS.

14th St., 338 West. $40 monthly.
Duross Co., 155 West 14th St.
15th St., 225 West. $28 monthly.
Duross Co., 155 West 14th St.
19th St., 274 West. $660-$780.
Pease & Elliman, 340 Madison Av.
34th, 215-221 W., bet. 7 & 8 Av. Coburg. $720.
Post & Reese, 2 Rector St.
54th, 162 W., c. 7th Av. Oregon. $1,200-$1,600.
Slawson & Hobbs, 162 West 72d St.
56th St., 135 West. $720.
Payson McL. Merrill Co., Inc., 9 E. 44 St.
58th St., 200 W., S. W. c. 7 Av. $2,400-$2,800.
Pease & Elliman, 340 Madison Av.
58th St., 400-406 West. $348.
J. B. Whitaker, 2,108 B'way, at 74th St.
61st, Colum. Av., 29-33. Colonial Apts. $456.
Samuel H. Martin, 1,974 Broadway.
64th St., 9 West. $408.
Samuel H. Martin, 1,974 Broadway.
64th St., 40 West. $408-$420.
Samuel H. Martin, 1,974 Broadway.
68th St., 48 West. $360.
Samuel H. Martin, 1,974 Broadway.
69th St., 1 West. Catherine. $1,000-$1,300.
Slawson & Hobbs, 162 West 72d St.
69th St., 100 West. $480.
Samuel H. Martin, 1,974 Broadway.
73d St., 170 West. Severn. $1,800.
Morewood Realty Holding Co., 71 B'way.
74th St., 202 West. The Loring. $600.
J. B. Whitaker, 2,106 Broadway.
75th St., 57 West. La Rochelle. $1,000-$1,200.
Slawson & Hobbs, 162 West 72d St.
75th St., Amsterdam Av., 329. $780.
Fred'k Zittel & Sons, 2,211 B'way (79th).
76th St., 59 West. $600-$900.
Pease & Elliman, 340 Madison Av.
79th St., 157 West. $1,400.
W. W. Skinner, 2 West 45th St.
79th St., 302-306 West. Orienta. $840-$900.
Manager on premises.
79th St., 307 West. Lasanno Court. $1,200.
George Rosenfeld Co., Inc., 51 East 42d St.

No. 127 West Eighty-second Street.

## J. ROMAINE BROWN CO.

N. E. Cor. Madison Av. & 41st. Tel., Murray Hill—1481.
OFFER THE FIREPROOF HIGH CLASS APARTMENTS
TO LEASE FROM OCT. 1ST.
Immediate possession can be arranged for a number of these Apartments

**THE WELLSMORE**
S. E. Cor. 77th St. and B'way.
**3 Rooms & Bath, $1,000**
**7 Rooms & 2 Baths, $1,750**
**9 Rooms & 3 Baths, $3,000**

**THE BEAUCLERE**
N. W. Cor. B'way & 109th St.
**7 Rooms & Bath.**
$1,000 to $1,400.

**THE ELIZABETH**
S. W. Cor. B'way & 105th St.
**7 & 8 Rooms & Bath.**
$900 to $1,080.

**THE WAREHAM**
231 Lexington Av., at 34th St.
**4 & 5 Rooms.**
LOW RENTS.

**DAYTON ARMS**
603-611 West 140th St.
**3, 4 & 5 Rooms & Bath.**
Rents $400 to $720.

**THE KERSHAW**
1,253 St. Nicholas Av. (172d St.)
**5 & 6 Rooms & Bath.**
$45—$60.

**THE CAMBRIA**
347-351 West 55th St.
**1, 2 & 3 Rooms & Bath,**
**Kitchenette,**
**Furnished or Unfurnished.**
$300—$780.

**THE ALTA CREST**
N. E. Cor. B'way & 158th St.
**4, 5, 7 & 8 Rooms & Bath.**
$480—$1,100.

**ELBERON HALL**
385 Central Park West,
Near 79th Street,
**8 Rooms & 2 Baths.**
$1,200—$1,400.

**PRINCE'S COURT**
N. E. Cor. B'way & 164th St.
**4, 5, 6 & 7 Rooms & Bath.**
$480—$960.

**TIEMAN HALL**
619 West 127th St. Near B'way.
**3, 4, 5, 6 Rooms & Bath.**
$432—$840.

**THE HILLCHESTER**
547 West 157th St.
Near Broadway subway station.
**4, 5, 6 & 7 Rooms & Bath.**
Rents $480—$900.

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The World's Largest Apartment House,
**Broadway, 86th to 87th Street.**

Apartments of rare size and arrangement. Every room is an outside room, broadly exposed to sunlight and air, with beautiful outlook over wide asphalt streets and the largest private open-air garden in the world.
Luxury—Comfort—Convenience—Service
7 to 11 rooms, 2 to 4 baths. Rentals, $2,100 to $6,000.
A few apartments available for lease.
Make your home in this splendid house.
INSPECTION INVITED.
Agent on premises, or inquire
**F. R. Wood, W. H. Dolson Co.,**
Agents.
Broadway, cor. 80th Street.

## Arthur Hall

**N. E. Corner Madison Avenue & 96th Street**

**7-8 & 9 Room Apartments,**
**$1,100 to $1,600 per annum**

The management of this building will give personal attention to the comfort of discriminating tenants.
Apply on premises, or
**H. F. KELLER, 501 Fifth Avenue**

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West Side.
Above 110th St. and Washington Heights.

**Schindler & Liebler**
SELECT ELEVATOR APARTMENTS
Washington Heights Branch
**3929 BROADWAY** NEAR 165th St.
Telephone Audubon 7232
These houses have day and night elevator service, hall attendants, telephones, electric lights, &c.

| | | |
|---|---|---|
| 4, 5, 6 Rooms | **Dayton Court** 35 Ft. Wash'gton Av. Corner 160th St. N'r 157th, B'way Subway | $550 to $875 |
| 3, 4, 5 Rooms | **The Wilton** 601 West 164th St., N. W. Cor. Broadway N'r 168th, B'way Subway | $420 to $780 |
| 7 & 8 Rooms | **Hamlet Court** 600 West 165th St., S. W. Cor. Broadway N'r 168th, B'way Subway | $900 to $1200 |
| 4, 5, 6, 7 Rooms | **3301-11 B'way** 133d to 134th St. Non-Elevator Apts. Electric Lights, &c. | $24 to $35 Mo. |

**VAN HORNE,**
southwest corner 100th St. and West End Av.—Beautiful location; all light rooms; eight rooms and bath; $1,500 to $1,700; one apartment suitable for a doctor.

### APARTMENTS TO LET—Unfurnished

MANHATTAN—East Side.

**New Apartments**
Near Park Avenue
TWO BUILDINGS, WITH CONNECTING COURT, PROVIDING EXCEPTIONAL LIGHT & AIR.
**115 East 53rd St.**
**123 East 53rd St.**
**6 and 7 Rooms**
**2 and 3 Baths,**
**$1,560 to $2,600.**
Extra Servants', Rooms
*Booklets upon request.*
**Moore & Wyckoff**
**546 5th Av., Cor. 45th St.**
Telephone 1263 Bryant

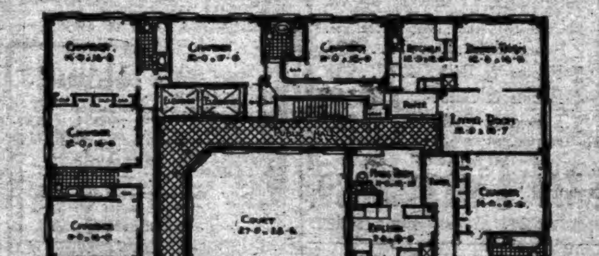
West Side.
Above 110th St. and Washington Heights.

**SEQUOIA**
BRADLEY COURT RENAMED
155TH STREET AND BROADWAY.
Remaining 3 apartments, 6, 7 & 8 rooms. Absolutely fireproof. Reasonable. New. High-class. Every convenience. Decorate to please tenants. Renting agent, Superintendent on premises.

## MANHATTAN—WEST SIDE.

### SIX ROOMS.

79th St., 315-321 West. Hudsonia. $780. Nathan D. Stern, 315 West 79th St.
81st St., 251 West. The Forrea. $1,100. D. Robinson, C. S. Brown Co., 14 Wall St.
83d St., 1 West. La Grange, $1,000. Slawson & Hobbs, 162 West 72d St.
83d St., 103 West, Amsterdam Av. $960. R. L. Julian, Broadway and 167th St.
83d St., 320 West. Rexton. $950-$975. Goodale Perry & Dwight, 1,133 Broadway.
83d St., 334 West. Cayuga. $840-$900. Goodale Perry & Dwight, 1,133 Broadway.
84th St., Amsterdam Av., 329. $30 & $45. mo. Slawson & Hobbs, 162 West 72d St.
85th St., 252 West. $1,500. Mark Rafalsky & Co., 527 Fifth Av.
85th St., 252 West. $1,350-$1,500. Mark Rafalsky & Co., 527 5th Av.
85th St., Riv'de Drive, 131. Dorchester. $1,300. Mark Rafalsky & Co., 527 5th Av.
87th, 166-168 W. La Jacquetta. $1,400-$1,800. Slawson & Hobbs, 162 West 72d St.
87th St., 144 West. The Roxana. $1,550. Princeton Const. Co., 30 East 42d St.
87th St., 152 West. The Urania. $1,550. Princeton Const. Co., 30 East 42d St.
88th St., 100 West, s. e. cor. Col. Av. $37 mo. Slawson & Hobbs, 162 West 72d St.
88th St., 250 W. Metropolitan. $1,200-$1,400. A. A. Herrman, 250 West 88th St.
89th St., 251 West. Admaston. $1,500. Morewood Realty Holding Co., 71 B'way.
90th St., 137 West. $31 monthly. Slawson & Hobbs, 162 West 72d St.
93d, 255 W., near B'way. The Augusta. $780. Slawson & Hobbs, 162 West 72d St.
93d St., W.E.Av.,645. Halsworth. $1,500-$1,800 Slawson & Hobbs, 162 West 72d St.
93d St., Cent.P'kW., 331. Turin. $1,300-$1,500. L. M. Jones & Co., 220 5th Av.
93d St., 309 West. Albert Court. $70 mo. De Peyster Realty Co., 92 Pine St.
94th St., 176 West. $35 monthly. Slawson & Hobbs, 162 West 72d St.
96th St., 44 West, Columbus Av. $1,000. F. Zittel & Sons, 2,211 Broadway, (79th.)
97th St., 306 West. Vera. $660-$840. Slawson & Hobbs, 162 West 72d St.
98th St., 255 West. $1,400. F. Zittel & Sons, 2,211 Broadway, (79th.)
98th St., West E. Av., 777. Strafford. $1,800. Mark Rafalsky & Co., 527 5th Av.
98th St., West End Av., 782. $1,500-$1,700. Slawson & Hobbs, 162 West 72d St.
99th St., W.E. Av., 801. Bennington. $1,400. Fred'k Zittel & Sons, 2,211 B'way, (79th.)
101st, 215 W., B'way. Chepston. $1,300-$1,500. Calder, Nassoit & Lanning, B'way & 105.
104th St., 150 West. Putnam Court. $984. Slawson & Hobbs, 162 West 72d St.
104th St., 250 West. $1,200 to $1,500. Calder, Nassoit & Lanning, B'way & 105.
105th St., 149 West. Salome. $630 to $810. Slawson & Hobbs, 162 West 72d St.
106th St., 65 West. Beatrice. $32 up month. Superintendent on premises.
107th, 210-220-230 W. Ivy Courts. $720-$780. Manager on premises.
107th St., cor. B'way. The Ridgewood. $840. George Rosenfeld Co., Inc., 51 East 42d.
109th St., 3 West, near C. P. West. $660. Slawson & Hobbs, 162 West 72d St.
110th St., 220 Cathedral P'kway. $1,200-$1,400. Paterno Inv. Corp., 214 Cathedral P'kw'y.
110th St., 527 West. The Britannia. $1,200. Mark Rafalsky & Co., 527 5th Av.
110th St., 527 West. The Britannia. $1,500. Mark Rafalsky & Co., 527 5th Av.
110th, 601 W. Hendrick Hudson. $1,000-$1,400. American Real Estate Co., 601 West 110th.
111th, 545 West. The Rockfall. $1,000-$1,300. Charles E. Hames, 545 West 111th St.
113th St., 200 West. Nordica. $720. John H. Steljes, 200 West 113th St.
113th St., 601 West, Forrest Chambers, $1,200 Morewood Realty Holding Co., 71 B'way.
113th St., 605 W. Versailles Palace. $1,000 up. Superintendent on premises.
114th St., cor. Am. Av. Parthenon. $600-$720. Calder, Nassoit & Lanning, B'y-105th St.
114th, 420 Riv. Dr. Hamilton. $1,200-$1,400. Slawson & Hobbs, 162 West 72d St.
116th St., 600 West. Rexor. $1,500-$1,600. Slawson & Hobbs, 162 West 72d St.
116th St., 440 Riv Dr. Paterno. $1,000-$1,600. Durham Realty Co., 200 5th Av.
117th St., 352 West. Endymion. $540. Wilcox & Shelton, 2,107 7th Av. (125th).
Morn. Av., 368 West 117th St. $420-$540. H. C. Coleman, 40 Morningside Av.
118th, 401 W. n.c.Morn. Dr. East View, $840. Slawson & Hobbs, 162 West 72d St.
118th, 40 Morn. Av. Morn.Pk.Apts. $720-$900. H. C. Coleman, 40 Morningside Av.
119th St., 446 Man. Av., $456-$480. Slawson & Hobbs, 162 West 72d St.
119th, 50 Morn. Av. Morn. Pk. Apt. $720-$900 H. C. Coleman, 50 Morningside Av.
120th, 56 Morn. Av. Towers. $420-$504. Everett M. Seixas Co., 507 5th Av.
120th 90 Morn. Dr., St. Valier. $960-$1,200. Slawson & Hobbs, 162 West 72d St.
121st, 110 Morn. Av. S'b'ne Hall. $720-$840. Nehring Co., 1,278 St. Nicholas Av.
122d, 114 Morn. Driv. The Circle. $780. W. W. Skinner, 2 West 45th St.
121st, 106 Morn. Av. Janus C't. $780-$1,200. Calder, Nassoit & Lanning, B'y-105th St.
127th St., 188 Clar. Av. Harrington. $456-$480. Slawson & Hobbs, 162 West 72d St.
129th, St. Nich. Ter., 41. Ter. V'w. $660-$780. Manager on premises.
134th St., Broadway, 3,311. $360. Schindler & Liebler, 3,929 B'way, nr. 165th.
134th St., Broadway, 3,315. $360-$390. Schindler & Liebler, 3,929 B'way, nr. 165th.
135th St., 634 West. Annapolis Court. $60 m. S. B. Osserman, 30 Broad St.
135th St., 506 West. The Terrace. $300. Bert G. Faulhaber & Co., B'way & 156th.
B'way, 135th, 535 W. St. Erona. $780-$840. Fred'k Zittel & Sons, 2,211 B'way, 79th.
136th St., 523 West. Sunderland Court. $720. L. J. Phillips & Co., 3,787 Broadway.
136th St., 530 West. Norman Court. $900. L. J. Phillips & Co., 3,787 Broadway.
136th, s. e. cor. B'way. Hudson-Fulton. $750. A. L. Mordecai & Son, 30 East 4th St.
136th St., River. Dr., 567. Beaconsfield. $960. E. A. Levy, 505 5th Av.
138th, River. Dr., 596. Haddon Hall. $900. Mark Rafalsky & Co., 527 5th Av.
138th St., 608 West. $540. Slawson & Hobbs, 162 West 72d St.
137th, River. Dr., 596. Haddon Hall. $900. Mark Rafalsky & Co., 527 5th Av.
139th, 640 W.,s.c.R. Dr. Linlithgow. $720-$900. Calder, Nassoit & Lanning, Bway & 105th.
140th St., 507 West. The Florence. $420. Bert G. Faulhaber & Co., B'way & 156th.
7th Av.,141st, 221 W.The Manitou. $26 up mo. Superintendent on premises.
141st St., 505 West. $504. Knap & Wasson Co., 4,249 Broadway.
141st, 561 W., ne.cor.B'way.W'd'e.$900-$1,000. Slawson & Hobbs, 162 West 72d St.
141st.,630 W., c. Riv.D.G'tonCt., $1,000-$1,250 Slawson & Hobbs, 162 West 72d St.
142d St., cor. B'way. Sarsfield. $780-$1,080. Durham Realty Co., 200 5th Av.
144th St., 529 West. $336-$360. Knap & Wasson Co., 4,249 Broadway.
144th St., 531 West. $336 to $360. Knap & Wasson Co., 4,249 Broadway.
B'way, 144th, 601 West. Rafford Hall. $660. Fred'k Zittel & Sons, 2,214 B'way, (79th.)
144th St., 605 West. St. Rita. $456-$540. Knap & Wasson Co., 4,249 Broadway.
146th St., n.e.cor. St.Nich.Av. 723. $600-$780. Pease & Elliman, 340 Madison Av.
147th,546W.,s.e.cor.B'way.D'las C't.$720-$780. Calder, Nassoit & Lanning, B'way, 105th.
148th St., 503 West. The Branford. $360. Bert G. Faulhaber & Co., B'way, 156th St
148th, cor. Riv.Dr., 706. P'en C't. $900-$1,200. Calder, Nassoit & Lanning, B'way, 105th.
ConventAv.,148th,412-420 W.Mauretania. $780. Manager, on premises.
149th, corner Broadway. The Mansfield. $720. George Rosenfeld Co., Inc., 51 East 42d.
149th, B'way, 3,609. River View Court. $600. Du Bois & Taylor, 3,551 Broadway.
150th, Riv. Drive, 725. The Imperator. $1,050. Bert G. Faulhaber & Co., B'way, 156th St.
152d, Riverside Dr., 745. The Onondaga. $840. L. J. Phillips & Co., 3,787 B'way.
153d, 449 West. Heathfield. $600-$648. Knap & Wasson Co., 4,249 Broadway.
153d St., 534 West. $400. Knap & Wasson Co., 4,249 Broadway.
155th, Riverside Dr., 780. Vauxhall. $1,200. Bert G. Faulhaber & Co., B'way & 156th.
156th, 601 W., cor. Bwy. Hispania Hall. $720. Bert G. Faulhaber & Co. Bway & 156th.
158th St., 506 West. $270-$300. Knap & Wasson Co., 4,249 Broadway.
158th, 609 West. The Lafayette. $510. Bert G. Faulhaber & Co., Bway & 156th.
159th, Bway, 3,810. Knowlton Court. $720. Norman Denzer, 3,816 Broadway.
160th St., 560 West. Cheeknoll. $480-$576. Everett M. Seixas Co., 507 5th Av.
160th, Ft. Wash. Av., 25. $600-$900. Pease & Elliman, 340 Madison Av.
160th, Ft. W. Av., 35. Dayton Ct. $840-$876. Schindler & Liebler, 3,929 Bway, nr. 165th.
160th, Ft. Wash Av., 38. The Plymouth. $804. Bert G. Faulhaber & Co., Bway & 156th.
162d St., 516 West. $35 monthly. Moore & Schutte Co., 1,665 Amster. Av.
163d, St. Nicholas Av., 1,061. Florida. $660. Norman Denzer, 3,816 Broadway.
164th St., 548 West. The Claymont. $576. Bert G. Faulhaber & Co., Bway & 156th.
169th St., 558 West. The Sherwood. $576. Bert G. Faulhaber & Co., Bway & 156th.
172d St., 601 West. Whitehouse. $540-$600. Nehring Company, 1,278 St. Nicholas Av.
173d St., Audubon Av., 155. Dawson. $660. Norman Denzer, 3,816 Broadway.
173d, Audubon Av., 165. Algonac. $480-$600. Nehring Company, 1,278 St. Nicholas Av.
174th, 590 W. Stratford Avon H. $540-$600. Nehring Company, 1,278 St. Nicholas Av.
177th St., 717 West. Rotherwood. $660-$960. Knap & Wasson Co., 4,249 Broadway.
177th, Audubon Av., 228. Valentine C. $540. Bert G. Faulhaber & Co., B'way, 156th.
177th, Audubon Av., 240. Barney Court. $540. Bert G. Faulhaber & Co., B'way, 156th.
177th, Ft. Wash'n Av., 385. Annadale. $780. Knap & Wasson Co., 4,249 Broadway.
178th St., 501 West. St. Thomas. $576-$600. Knap & Wasson Co., 4,249 Broadway.
178th St., 718 West. Inglewood. $600-$660. Knap & Wasson Co., 4,249 Broadway.
178th, Audubon Av., 248. Jeanette C. $456. Bert G. Faulhaber & Co., B'way, 156th.
178th, Ft. W. Av., 395. Bellcourt. $720-$780. Knap & Wasson Co., 4,249 Broadway.
179th St., 529 West. Tennyson. $540-$570. Knap & Wasson Co., 4,249 Broadway.
179th St., 701 West. Heatherdell Court. $780. Knap & Wasson Co., 4,249 Broadway.
179th St., 839 West. Marie. $552-$576. Knap & Wasson Co., 4,249 Broadway.
179th St., 845 West. Amelia. $576. Knap & Wasson Co., 4,249 Broadway.
179th, 50-60 North. Av. Hudson C'bers. $636. B. G. Faulhaber & Co., B'way & 156th St.
180th St., 561 West. The Fort Tryon. $600. J. B. Whitaker, 2,106 Broadway, at 74th.
180th, 660 W., cor. B'y. The Swampscott. $540. B. G. Faulhaber & Co., B'way & 156th St.



PLAN OF UPPER FLOORS

Typical Floor Plan, La Jacpuetta, 166 West 87th Street.

## A FEW APARTMENTS FOR RENT IN BUILDINGS OF ESTABLISHED SUPERIORITY

EARLY INSPECTION IS ADVISED

| Location | Rooms | Rents |
|---|---|---|
| **525 WEST END AVE.** *N. W. Cor. 85th St.* An Exceptional Building | 7<br>10 | $2,700 and $4,800 |
| **777 WEST END AVE.** *S. W. Cor. 98th St.* The Strafford | 8<br>10 | $2,050 and $2,750 |
| **THE DORCHESTER** 131 *Riverside Drive* North Corner 85th St. | 6<br>8<br>10 | $1,300 to $2,500 |
| **THE TURRETS** 116 *Riverside Drive* South Corner 84th Street | 10<br>11 | $2,700 to $3,000 |
| **THE NETHERLANDS** 340 *West 86th Street* Bet. West End Ave. and Riverside Drive | 8 | $2,000 to $2,200 |
| **252 WEST 85TH ST.** Bet. West End Ave. & B'way NEW BUILDING Occupancy August 1st | 5<br>6 | $1,000 to $1,500 |
| **THE BRITANNIA** 527 *West 110th St.* Between Subway and Elevated Stations | 6<br>7<br>8 | $1,200 to $1,500 |
| **315 WEST 89TH ST.** Bet. West End Ave. and Riverside Drive NEW BUILDING | 8 | $2,300 to $2,900 |
| **HADDON HALL** 596 *Riverside Drive* *South Cor. 137th St.* At Subway Station | 6<br>to<br>9 | $900 to $1,400 |
| **43 FIFTH AVE.** *N. E. Cor. 11th St.* The only fireproof apartment in Washington Square section | 10 | $2,000 to $3,500 |

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**MARK RAFALSKY & COMPANY**

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*Representatives at All Buildings*

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Where the living rooms are big and spacious—where the sun streams in each window and the air is fresh and pure—where all of the master's rooms face the street—where the appointments are only of the most up-to-date and approved type—where in fact the entire suite has been fashioned after the finest private residence with the housekeeping cares eliminated.

Let us send you floor plan—or, better still, call and inspect this apartment. It will be shown you with pleasure at your convenience.

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West Side.
Above 110th St. and Washington Heights.

## Edmund Francis ~Court~

**423-431 W. 120th St.**

Height of Perfection in High Class Apartment Construction.

NOW READY FOR OCCUPANCY. Convenient to all lines of transit; adjoining Morningside Park and facing Columbia University Park.

3, 4, 5 and 6 Rooms, with Foyer.

Rents, $50 upward.

Several Furnished Apartments. Elevator, Telephone, Hall Service.

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**Near Columbia University**

400 West 118th St., Cor. Morningside Drive.

**7 Large Rooms, $900-$1,000.**

Unusually large light rooms, beautifully decorated; two toilets; undesirable tenants excluded; dogs not allowed. Concessions and immediate possession for limited number.

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APARTMENTS TO LET—Unfurnished

West Side.
Above 110th St. and Washington Heights.

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S. E. Cor. 113th Street and Riverside Drive

**10 LARGE ROOMS**

Foyer, Pantry and

**THREE BATHS**

Managed as a permanent investment. Renting Agent on premises, or

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3117-3121 BROADWAY

High-Class Modern Apartments

**3-4-5-6 Rooms and Bath**

Parquet floors throughout; French doors; all night telephone, elevator; convenient to subway and surface lines. Have to be seen to be appreciated.

**REASONABLE RENT**

SUPERINTENDENT ON PREMISES

## MANHATTAN—WEST SIDE.

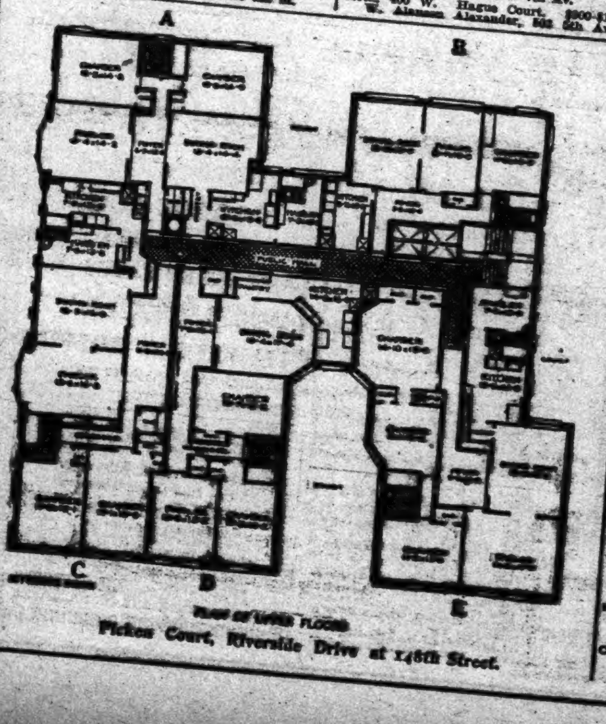
### SIX ROOMS.

15[illegible] St., 700 West. Ravenwood. $720-$780. Knap & Wasson Co., 4,249 Broadway.
15[illegible] St., 716 West. Stanleigh. $540. Knap & Wasson Co., 4,249 Broadway.
15[illegible] St., 719 West. Tilbury Court. $600-$[illegible]. Knap & Wasson Co., 4,249 Broadway.
15[illegible] St., 504 West. $720. Pease & Elliman, 340 Madison Av.
15[illegible] St., 520 West. The Altoria. $408. R. G. Faulhaber & Co., B'way & 156th St.
15[illegible] St., 208-210 Haven Av. Janet. $552-$576. Knap & Wasson Co., 4,249 Broadway.
161st St., 605 West. Clareda. $600-$[illegible]. Nehring Company, 1,278 St. Nicholas Av.
16[illegible] St., 714 West. De Koven. $720-$780. Knap & Wasson Co., 4,249 Broadway.
16[illegible] St., 574 West. $37 monthly. Slawson & Hobbs, 162 West 72d St.
1[illegible] St., 620 West. $[illegible]. Nehring Company, 1,278 St. Nicholas Av.
1[illegible] St., 524 West. Andover. $[illegible]-$600. Knap & Wasson Co., 4,249 Broadway.
1[illegible] St., 509 West. The Jesocha. $[illegible]. R. G. Faulhaber & Co., B'way & 156th St.

## MANHATTAN—WEST SIDE.

### SEVEN ROOMS.

Washington Sq., 2[illegible]. The Washington. $1,800. D. Robinson-C. S. Brown Co., 14 Wall St.
14th St., 157 West. $70 monthly. Duross Co., 155 West 14th St.
23d St., 256 West. $45-$50 monthly. Duross Co., 155 West 14th St.
34th St., 215-221 West. Coburg. $840. Post & Reese, 2 Rector St.
53d St. and 7th Av. The Wyoming. $2,300. Potter & Brother, 30 East 42d St.
57th St., 421 West. West Park. $600-$840. Slawson & Hobbs, 162 West 72d St.
60th St., 24 West. Milton. $600. V. K. Bracher, 2,010 Broadway.
61st St., 35 West. Jerome. $660-$720. Samuel H. Martin, 1,974 Broadway.
61st St., 39 West. Jerome. $540-$780. Samuel H. Martin, 1,974 Broadway.
61st St., 43 West. Jerome. $720-$780. Samuel H. Martin, 1,974 Broadway.
61st St., 110 West. $30-$33 monthly. Duross Co., 155 West 14th St.
61st St., 131 West. $600. Slawson & Hobbs, 162 West 72d St.
64th St., Cent. Pk. W. Harperley Hall. $2,800. Manager on premises.
6[illegible] St., 20 West. $[illegible]. Samuel H. Martin, 1,974 Broadway.
67th St., 41 Columbus Av. Jerome. $720. Samuel H. Martin, 1,974 Broadway.
6[illegible] St., 211 Columbus Av. $420-$450. Samuel H. Martin, 1,974 Broadway.
6[illegible] St., 1 West. Cor. C. P. W. $1,200. Slawson & Hobbs, 162 West 72d St.
71st St., 104 East. $540. D. Robinson-C. S. Brown Co., 14 Wall St.
73d St., 48 West. Westport. $1,200. Fred'k Zittel & Sons, 2,211 Broadway.
74th St., 2[illegible] West. Loring. $720. J. E. Whittaker, 2,165 Broadway.
75th St., 57 West. $1,400-$1,800. Slawson & Hobbs, 162 W. 72d St.
75th St., 325 Amsterdam Av. $[illegible]. Fred'k Zittel & Sons, 2,211 Broadway.
76th St., 225 West. $900-$1,1[illegible]. William R. Ware, B'way and 80th St.
77th St., 105 West. Wakulla. $660-$720. Samuel H. Martin, 1,974 Broadway.
77th St., 172 West. $600-$900. Everett M. Seixas Co., 507 5th Av.
78th St., 1[illegible] West. Dorset. $1,[illegible]. E. A. Levy, [illegible] 5th Av.
78th St., 157 West. $1,700. W. W. Skinner, 2 West 45th St.
79th St., 315-321 West. $1,150. Nathan D. Stern, 315 West 79th St.
79th St., 302-306 West. $1,000-$1,200. Manager on premises.
80th St., 162 West. $540-$900. Everett M. Seixas Co., 507 5th Av.
80th St., 306 West. $1,100-$1,400. Fred'k Zittel & Sons, 2,211 Broadway.
81st St., West End Av., 451. $780-$1,200. Fred'k Zittel & Sons, 2,211 Broadway.
82d, 1 W. La Grange. $1,000-$1,300. Slawson & Hobbs, 162 West 72d St.
82d, 2[illegible] W. n.w. cor. B'way. Amidon. $1,[illegible]. D. Robinson, C. S. Brown Co., 14 Wall St.
82d, 2[illegible] W. n. w. cor. B'way. Amidon. $1,200. D. Robinson, C. S. Brown Co., 14 Wall St.
82d, 2[illegible] W., n. w. cor B'way. Amidon. $1,[illegible]. D. Robinson, C. S. Brown Co., 14 Wall St.
82d, 225 W. Devonshire. $960-$1,000. Slawson & Hobbs, 162 West 72d St.
8[illegible]th St., [illegible] West. $[illegible]-$[illegible]. William R. Ware, B'way & 80th St.
8[illegible]th St., 3[illegible] West. $1,[illegible]. William R. Ware, B'way & 80th St.
8[illegible]th St., 100 West. $600. Slawson & Hobbs, 162 West 72d St.
8[illegible]th St., 266 West. $660. Slawson & Hobbs, 162 West 72d St.
8[illegible]th St., 313 West. Amsterdam Av. $[illegible]. Pease & Elliman, Agts., 340 Madison Av.
8[illegible]th St., 214 West. $600. Slawson & Hobbs, 162 West 72d St.
8[illegible]th St., 3[illegible] West. $[illegible]. Slawson & Hobbs, 162 West 72d St.
8[illegible]th St., W. E. Av., [illegible]. $[illegible]. Mark Rafalsky & Co., 527 5th Av.
8[illegible]th, [illegible] and 1[illegible] West. $1,[illegible]. A. L. Mordecai & Son, 3[illegible] East 42d St.
8[illegible]th St., 3[illegible] West. $[illegible]. Payson McL. Merrill Co., Inc., 9 E. 44th.
87th, 1[illegible]-10[illegible] W. La Jacquetta. $1050-$1[illegible]. Slawson & Hobbs, 162 West 72d St.
88th St., 250 West. Metropolitan. $1200-$1[illegible]. A. A. Herrman, 250 West 88th St.
89th St., 2[illegible] West. Admaston. $1,700. Morewood Realty Holding Co., 71 B'way.
89th St., 2[illegible] West. Ramola. $1,700-$1,[illegible]. Fred'k Zittel & Sons, 2,211 Broadway.
90th St., 2[illegible] West. Cornwall. $1700-$[illegible]. Slawson & Hobbs, 162 West 72d St.
91st St., Central Park West, 315. $1750-$[illegible]. E. A. Levy, 5[illegible] 5th Av.
92d St., 4 West, near C. P. West. $900-$[illegible]. Slawson & Hobbs, 162 West 72d St.
92d St., 14 West, near C. P. W. $1000-$1[illegible]. Slawson & Hobbs, 162 West 72d St.
92d St., 2[illegible] West. The Augusta. $840-$[illegible]. Slawson & Hobbs, 162 West 72d St.
92d St., 2[illegible] West. $1,000 to $1,150. W. W. Skinner, 2 West 45th St.
92d St., 3[illegible] West, near W. E. Av. $1,[illegible]. Slawson & Hobbs, 162 West 72d St.
93d, Cent'l Park West, 2[illegible]. Turin. $1500-$1[illegible]. L. M. Jones & Co., 2[illegible] 5th Av.
93d St., [illegible] West. $900. Lewis M. Thiery, B'way & 107th St.
93d St., 3[illegible] West. Albert Court. $1,000. De Peyster Realty Co., 92 Pine St.
95th St., 2[illegible] West. Camden. $720. V. K. Bracher, 2,010 Broadway.
96th, s. w. cor. Park Av. Van C't'l'dt. $1,[illegible]. J. Edgar Leaycraft & Co., 30 East 42d St.
97th St., Central Park West, [illegible]. $900. Slawson & Hobbs, 162 West 72d St.
97th St., 2[illegible] West. Stuart Arms. $1,000. Jos. N. Eisendrath, 2[illegible] West 98th St.
97th, 2[illegible] W. The Wilmington. $1,100-$1,400. Jos. N. Eisendrath, 2[illegible] West 98th St.
97th, 3[illegible] W., near Riverside. Vera. $[illegible]. Slawson & Hobbs, 162 West 72d St.
98th St., 2[illegible] West. The Borchardt. $1,[illegible]. Jos. N. Eisendrath, 2[illegible] West 98th St.
99th, 317 W., nr. W. E. Av. Emahrel. $1,[illegible]. Slawson & Hobbs, 162 West 72d St.
99th, W. E. Av. 801. Ben't'n Sc. $1,600-$1,[illegible]. Fred'k Zittel & Sons, 2,211 Broadway.
99th, s. e. cor., Riverside Dr. Clifden. $1,[illegible]. Calder, Nassoit & Lanning, B'way-1[illegible].
215th St., 1[illegible] West. Broadway. $840-$[illegible]. Calder, Nassoit & Lanning, B'way-1[illegible].
101st St., 8[illegible], W. E. Av. Bradford. $780-$[illegible]. Slawson & Hobbs, 162 West 72d St.
102d, n. w. cor. Cent. Pk. W. Melba. $[illegible]. J. Edgar Leaycraft & Co., 30 East 42d St.
102d St., 3[illegible] West. Rockledge Hall. $1,[illegible]. Calder, Nassoit & Lanning, B'way-1[illegible].
Amsterdam Av., 10[illegible], 1[illegible] West. $420-$540. Calder, Nassoit & Lanning, B'way-1[illegible].
Broadway, 104th St., 2[illegible] West. $420-$[illegible]. Calder, Nassoit & Lanning, B'way-1[illegible].
104th St., 2[illegible] West. $960. Mrs. G. R. Hawes, [illegible] West End Av.
104th St., Broadway, 2,730. $600. Douglas Robinson, C. S. Brown Co., 14 Wall.
104th St., Broadway, 2,730. $570. Douglas Robinson, C. S. Brown Co., 14 Wall.
104th St., 2,728 Broadway. $600. Douglas Robinson, C. S. Brown Co., 14 Wall.
104th St., Broadway, 2,728. $[illegible]. Douglas Robinson, C. S. Brown Co., 14 Wall.
105th St., 1[illegible] West. The Beatrice. $82 up mo. Superintendent on premises.
107th St., cor. B'way. The Ridgewood. $1,[illegible]. George Rosenfeld Co., Inc., 51 E. 42d St.
107th, 210-220-2[illegible] W. Ivy Courts. $840-$[illegible]. Manager on premises.
107th St., W. End Av., 935. Waumbek. $1,[illegible]. Lewis M. Thiery, B'way, s. w. cor. 107th.
Cor. 10[illegible]th St., 4[illegible] Central Park West. $[illegible] up. Apply Superintendent on premises.
110th St., 210 West. Cortlandt. $1,500-$1,600. Slawson & Hobbs, 162 West 72d St.
110th St., 527 West. Britannia. $1,200-$1,400. Mark Rafalsky & Co., 527 5th Av.
110th St., 601 West. H. Hudson. $1,500-$2,000. American R. E. Co., 601 West 110th St.
111th St., 5[illegible] West. Rockfall. $1,400-$1,600. Charles E. Hames, resident manager.
112th, Riv. Dr., 400. Fowler C't. $1,200-$1,500. Calder, Nassoit & Lanning, B'way & 105th.
113th St., 200 West. Nordica. $900. J. H. Stoller, 2[illegible] West 113th St.
113th, 5[illegible] W., c. B'y. Y'kshire. $1,500-$1,600. Slawson & Hobbs, 162 West 72d St.
113th, 6[illegible] West. Forest Chambers. $1,700. Morewood Realty Holding Co., 71 B'way.
114th St., Riverside, 4[illegible]. Hamilton. $1,600. Slawson & Hobbs, 162 West 72d St.
115th, 6[illegible] West. The Wanamaug. $1,300. D. Robinson, C. S. Brown Co., 14 Wall St.
116th St., 6[illegible] West. Ranor. $1,[illegible]-$2,000. Slawson & Hobbs, 162 West 72d St.
116th, R'side Dr., 440. Paterno. $1,500-$2,000. Durham Realty Company, 2[illegible] 5th Av.
117th, C'ment Av., 2[illegible]-31. Elton Hall. $1,200. D. Robinson, C. S. Brown Co., 14 Wall St.
117th, C'ment Av., 3[illegible]-[illegible]. Rugby Hall. $1,200. D. Robinson, C. S. Brown Co., 14 Wall St.
117th, St. Nich., 7th Ave. The Hamptons. $840. A. L. Mordecai & Son, 30 East 42d St.
117th St., 3[illegible] West. Endymion. $[illegible]. Wilcox & Shelton, 2,167 7th Av.
118th, 400 W. Hague Court. $900-$1,000. W. Alanson Alexander, 5[illegible] 5th Av.



PLAN OF LOWER FLOORS.

Pickos Court, Riverside Drive at 148th Street.


# PAYSON McL. MERRILL Co. INC.

9 East 44th Street Telephone Murray Hill 4092

Offer for rent from October 1st or earlier apartments in the following buildings under their own management:

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N. E. Cor. of 80th St.
DUPLEX APARTMENT of eleven rooms and four baths. Rent $4,000. TRIPLEX APARTMENT of twelve rooms and four baths, with private entrance from Park Ave. Rent $4,500. SINGLE APARTMENTS of four rooms & bath. Rents $1,000 to $1,300. Vacuum cleaner. House water filter. Open fireplaces. Large closets. Building absolutely fireproof, including floors and trim. Individual laundries.

**257 WEST 86TH ST.**
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DUPLEX STUDIO APARTMENT of eight rooms and two baths. Studio 23x28, with 18-foot ceiling. Rent $2,750.
SINGLE STUDIO APARTMENTS of studio, bedroom, kitchenette and bath. Rents $960 and $1,000, including care of rooms.
Mail chute. House water filter. Park street. Subway station at corner of Broadway.

**140 WEST 57TH ST.**
Between 6th & 7th Aves.
SINGLE APARTMENTS of three rooms, kitchenette and bath. Rents $900 to $1,300, including care of rooms. SINGLE STUDIOS with north light. Rents $720 to $840. Vacuum cleaner. Mail chute.

**36 EAST 40TH ST.**
Non-Housekeeping Apartment House. APARTMENTS of two and three rooms and bath. Rents $720 to $1,400, including care of rooms.
All meals served in apartments. Day and night hall and elevator service. Valet. Vacuum cleaner.

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BACHELOR APARTMENTS of two and three rooms and bath. Rents $720 to $900, including care of rooms. Day and night hall and elevator service. Breakfast. Valet.

**62 WASHINGTON SQ.**
STUDIO APARTMENTS of three and four large rooms and bath. Large studio with high ceiling and unobstructed north light. Rents $900 and $1,000. Open fireplaces. Breakfasts.

**1000 MADISON AVE.**
Between 77th & 78th Sts.
DUPLEX APARTMENT of nine rooms and two baths. Rent $2,000.

**135 WEST 56TH ST.**
Between 6th and 7th Aves.
Six rooms and bath. Rent $720.

**21-3 WEST 30TH ST.**
APARTMENTS of two rooms and one bath and four rooms and two baths. Rents $800 to $900.

**1192 PARK AVENUE**
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APARTMENTS of six and seven rooms and bath. Rents $800 to $840.

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69 St. & Central Park West.
Absolutely Fireproof

## Apartments of
## 9 Rooms & 3 Baths, $4,000
## 8 Rooms & 2 Baths, $2,250 & $2,500

TO LEASE FROM OCTOBER 1.
IMMEDIATE POSSESSION CAN BE ARRANGED.
APPLY TO SUPERINTENDENT, ON PREMISES,
or BING & BING, 119 WEST 40TH ST.

# 155 Riverside Drive

CORNER 88TH ST.
Absolutely Fireproof
*APARTMENTS OF*
## *9 & 10 Rooms & 3 Baths*
EXTRA LARGE ROOMS, AMPLE CLOSETS,
## *$2,600 to $3,750*
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IMMEDIATE POSSESSION CAN BE ARRANGED.
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West Side.
Above 110th St. and Washington Heights.


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ELEVATOR ROOMS

**BROCKTON**
661 West 180th St.
Northeast Cor. B'way.
All light, extra large sleeping chambers, 12x15 to 14x25. Hardwood floors throughout. Corner Apartment.

4 Rooms $40 / $47
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**CHANCELLOR, 720 W. 181st St.**
SELECT ELEVATOR HOUSE
Bet. Broadway & Fort Washington Ave. Two short blocks from Subway.
Handsomely finished; every convenience.
2 Rooms & Bath........$25
3 Rooms & Bath........$30
4 Rooms & Bath....$36-$40
5 Rooms & Bath........$45
REFERENCES ABSOLUTELY ESSENTIAL.

**KNAP & WASSON CO.**
4249 BROADWAY, AT 181ST STREET

**VERSAILLES PALACE**
[illegible] WEST 11[illegible] ST.
Between Broadway and Riverside Drive. Six rooms and bath, $1,000 up; eight rooms and two baths, $[illegible]; rooms large, light and conveniently arranged; all modern improvements; unexcelled service. Apply [illegible].

**ANNAPOLIS COURT**
[illegible] WEST 1[illegible]TH ST.
adjacent to Riverside Drive. Modern elevator [illegible].
ONE [illegible]-ROOM APARTMENT ........ $[illegible]
ONE 6-ROOM APARTMENT ........ $[illegible]
Commanding an excellent view of river; convenient to Subway station.
S. E. [illegible], [illegible] BROAD ST.


APARTMENTS TO LET—Unfurnished.

West Side.
Above 110th St. and Washington Heights.


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440 RIVERSIDE DRIVE
AT 116TH STREET

A 14 story, remarkably well planned building, situated in one of the choicest locations in this city, easy of access, yet away from the turmoil. We OFFER FOR OCTOBER LEASING

**7 and 8 Room Suites**

Wonderfully attractive in the size and the arrangement of the rooms (all outside), the beauty of the appointments and the situation, overlooking Riverside Drive, the Hudson and Palisades.

**Rentals $1,500 to $2,200**
ONE DUPLEX SUITE, OF 8 ROOMS, $2,[illegible].
Also several
**2-3-4-5 & 6 Room Suites**
RENTALS, $[illegible] TO $[illegible]
As most of our leases are of long duration the opportunity to secure one of these desirable apartments will not occur soon again.
THE PATERNO
is under ownership management, and held for investment, the welfare of the tenants being a primary consideration.
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**Durham Realty Corporation**
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41 St. Nicholas Terrace.
Opposite Park, on high elevation; most beautiful elevator Apartments in New York for the money.
**4, 5, 6 and 8 Rooms $10 a Room**
Manager on Premises.

**412 to 420 West 148th Street.**
[illegible], well-planned, [illegible].
**6, 7 and 8 Rooms, (2 Baths).**
High class, quiet, residential neighborhood.
**Rents $780 to $1,500.**
[illegible]—Manager on Premises.

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### SEVEN ROOMS.

116th, M'g'de Av., 60. M'side P. A. $[illegible]-$1,[illegible]. H. C. Coleman, 60 Morningside Av.
116th St., 371 West. Towers. $[illegible]. Everett M. Seixas Co., 507 5th Av.
118th, M'g'de Av., 50. M. Pk. Apts. $[illegible]-$1,[illegible]. H. C. Coleman, 50 Morningside Av.
119th St., 190 St. Nich. Av. $600-$[illegible]. Wilcox & Shelton, 2,197 7th Av.
119th Claremont Av., 40. Barleford. $1,[illegible]. Slawson & Hobbs, 162 West 72d St.
119th St., M'gside Drive, 90. St. Valier. $1,[illegible]. Slawson & Hobbs, 162 West 72d St.
120th St., 373 West. Towers. $504-$[illegible]. Everett M. Seixas Co., 507 5th Av.
120th St., Morningside Av., 58. Towers. $[illegible]. Everett M. Seixas Co., 507 5th Av.
121st, M'gside Dr., 106. Janus Ct. $840-$1,200. Calder, Nassoit & Lanning, B'way, 1[illegible]th.
122th, Riverside Dr., 594. Lyndon Arms. $[illegible]. W. W. Skinner, 2 West 45th St.
12[illegible]th, St. Nich. Ter., 41. Ter. Vw. $[illegible]-$[illegible]. Manager on premises.
124th St., 600 West. $[illegible]. Schindler & Liebler, 3,920 B'way, n. 165th.
B'way, 135th St., 535 West. St. Brona. $[illegible]-$[illegible]. Fred'k Zittel Sons, 2,211 B'way, (79th.)
135th St., [illegible] West 135th St. Annapolis C't. $75 m. R. H. Ossermann, 30 Broad St.
13[illegible]th, cor B'way. The Hudson-Fulton. $1,[illegible]. A. L. Mordecai & Son, 30 East 42d St.
13[illegible]th, Riv. Drive, 587. Beaconsfield. $1,[illegible]. R. A. Levy, [illegible] 5th Av.
13[illegible]th St., 608 West. Stockbridge. $[illegible]-$[illegible]. Slawson & Hobbs, 162 West 72d St.
138th, Riv. Dr., 596. Haddon Hall. $900-$1,140. Max Rafalsky & Co., 527 5th Av.
139th St., 640 West. Linlithgow. $720-$[illegible]. Calder, Nassoit & Lanning, B'way, 1[illegible]th.
141st St., 520 W. Grayton Court. $1,250-$1,[illegible]. Slawson & Hobbs, 162 West 72d St.
142d St., [illegible] West. The [illegible]. $720-$1,[illegible]. Slawson & Hobbs, 162 West 72d St.
147th St., [illegible] W. Douglas Court. $780-$[illegible]. Calder, Nassoit & Lanning, B'way & 1[illegible]th.
148th St., 402 West. $[illegible]. Pease & Elliman, 340 Madison Av.
Conv. Av., 148 St., 412-420 W. Manr. $[illegible]-$1,[illegible]. Manager on premises.
148th St., [illegible] West. The Branford. $[illegible]. B. G. Faulhaber & Co., B'way & 150th St.
148th St., 785 Riverside Drive. $1,200-$1,[illegible]. Calder, Nassoit & Lanning, B'way & 165th.
149th St., 3,[illegible] B'way. Riverview Court. $720. Du Bois & Taylor, 3,[illegible] Broadway.
149th St., cor. B'way. The Mansfield. $[illegible]. George Rosenfeld Co., Inc., 31 East 42d St.
150th St., 735 Riverside Drive. $1,000. B. G. Faulhaber & Co., B'way & 150th St.
St. Nicholas Av., 151st St., 409 West. $[illegible]-$[illegible]. Frank Zittel & Sons, 2,211 B'way (79th).
152d St., 745 Riverside Drive. $[illegible]. L. J. Phillips & Co., 3,787 Broadway.
153d St., [illegible] West. $[illegible]. Knap & Wasson Co., 4,240 Broadway.
155th St., 780 Riverside Drive. $1,[illegible]. B. G. Faulhaber & Co., B'way & 150th St.
B'way, cor. 1[illegible]th St., [illegible] W., Hisp's Hall. $[illegible]. B. G. Faulhaber & Co., B'way & 150th St.
158th St., 461 West. Alberta. $[illegible]. Norman Denzer, 3,816 Broadway.
159th St., Broadway, 3,810. $1,[illegible]. Norman Denzer, 3,[illegible] Broadway.
160th St., 555 West. $780. Norman Denzer, 3,816 Broadway.
160th St., Ft. Washington Av., 25. $[illegible]-$[illegible]. Pease & Elliman, 340 Madison Av.
162d St., 615 West. $[illegible]. L. J. Phillips, 3,787 Broadway.
162d St., St. Nicholas Av., 1,[illegible]. $780. Norman Denzer, 3,816 Broadway.
165th St., 540 West. $[illegible]-$720. Nehring Co., 1,276 St. Nicholas Av.
165th St., 660 West. $780. Schindler & Liebler, 3,920 Broadway.
172d St., Wadsworth Av., 11. $[illegible]-$540. Knap & Wasson Co., 4,240 Broadway.
176th St., cor. Audubon Av., 219-225. $[illegible]. Slawson & Hobbs, 162 West 72d St.
176th St., 615 West. $[illegible]-$[illegible]. L. E. Bates, owner, 615 West 176th St.
176th St., Audubon Av., [illegible]. $540. Bert G. Faulhaber & Co., B'way & 1[illegible]th.
177th, 727 West. $720-$[illegible]. Knap & Wasson Co., 4,240 Broadway.
177th St., Ft. Washington Av., [illegible]. $840-$[illegible]. Knap & Wasson Co., 4,240 Broadway.
178th St., 641 West. $[illegible]-$720. Knap & Wasson Co., 4,240 Broadway.
178th St., 715 West. Inglewood. $720-$[illegible]. Knap & Wasson Co., 4,240 Broadway.
179th St., Ft. Wash. Av., [illegible]. Belfort. $750-$[illegible]. Knap & Wasson Co., 4,240 Broadway.
179th St., [illegible] West. Heatherdell Court. $[illegible]. Knap & Wasson Co., 4,240 Broadway.
180th St., 561 West. The Fort Tryon. $[illegible]. J. E. Whitaker, 3,[illegible] Broadway, at [illegible].
180th St., 630 West. The Swampscott. $[illegible]. B. G. Faulhaber & Co., B'way and 1[illegible]th.
180th St., 716 West. Stanleigh. $[illegible]-$[illegible]. Knap & Wasson Co., 4,240 Broadway.
181st St., 605 West. Clarefn. $720-$840. Nehring Co., 1,276 St. Nicholas Av.
1[illegible]d St., Wads'h Av., 274 Strahc'n. $780-$[illegible]. Knap & Wasson Co., 4,240 Broadway.


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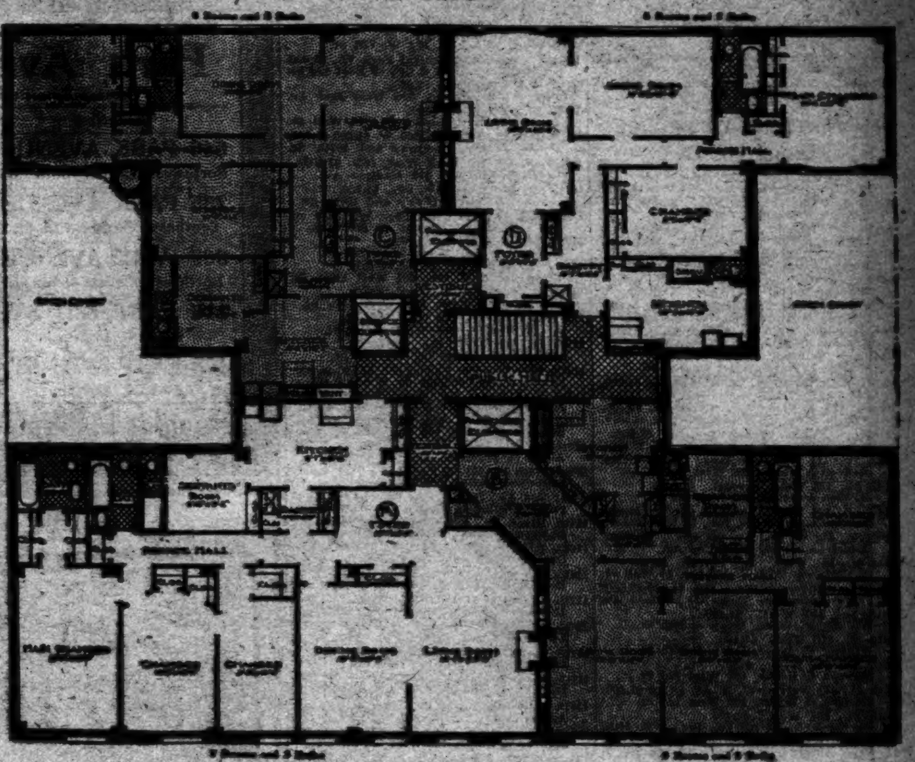



Typical Floor Plan, 143 East 86th Street.

APARTMENTS TO LET—Unfurnished.
West Side.
Above 110th St. and Washington Heights.


# Rockfall

APARTMENTS

Broadway, at 111th St.

# 7—8—9

Rooms

2 to 3 Baths

CHARLES E. HAMER, Resident Mgr.



# The Rockclyffe

Broadway & 141st Street

5, 6, 7, 8 rooms and bath, facing Broadway, all light.

$[illegible] to $[illegible].

Apply on premises.



# The SHOREVIEW

448 RIVERSIDE DRIVE,

Near 116th St.

**7-8-9 ROOMS, 3 BATHS**

Passenger and Service Elevators.

$1,[illegible] AND UP.

Superintendent on premises.

L. J. PHILLIPS & CO., Agents,

72d St. and Columbus Av.

'Phone, [illegible]—Columbus.



# FORT TRYON APARTMENTS

561 West 180th Street,

Corner St. Nicholas Avenue.

4, 5, 6 & 7 Rooms and Bath.

REASONABLE RENTS

[illegible] elevator service; electric light; [illegible] heating, hot water. [illegible]

DAY AND NIGHT.

Apply on premises, or

J. E. Whitaker, 3,[illegible] Broadway, at 7[illegible]th St.



**Westwood and Cliffwood Courts,**

**178th to 180th St., Ft. Washington Av.**

To lease to desirable people, apartments of four to nine rooms in these high-class houses. These are considered the finest houses and largest rooms on the Heights. [illegible] neighborhood. High-class [illegible]. Owner on premises.


MANHATTAN—West Side.


**478 CENTRAL PARK WEST**

CORNER 108TH STREET.

**High Class Apartments**

7 and 8 Rooms and Bath.

Rentals $[illegible] up.

Every modern convenience; all night elevator service.

Apply to Superintendent on premises.



# THE SCHERMERHORN

*Madison Avenue*

*Entire Block, 82d to 83d Streets*

*Fireproof and Soundproof*

There are only two vacant apartments in this de luxe building.

| | |
|---|---|
| 8 Rooms, 3 Baths & Foyer | $3100 |
| 9 Rooms, 3 Baths & Foyer | $3900 |

# THE ROXANA

*144-150 West 87th Street*

AND

# THE URANIA

*152-160 West 87th Street*

Two splendid new 9-story apartment buildings of the most modern type. Just completed. Fireproof and soundproof. Desirable location. Subway and Elevated at 86th St.

| | |
|---|---|
| 5 Rooms & Foyer | $1000 to $1250 |
| 6 Rooms, 2 Baths & Foyer | $1200 to $1550 |

Apply on premises or

**PRINCETON CONSTRUCTION CO.,**

30 East 42d Street



# HENDRIK HUDSON

## Apartment Houses

**Broadway, 110th Street and Riverside Drive**

The two best known and best managed apartment houses in New York.

A children's playground on the roof, overlooking the Hudson, offers a unique feature, providing health and diversion for the little folks.

A few Choice Apartments—5, 6, 7, 8, 9, 10 rooms, with 2 or 3 baths—for lease from October 1st, ranging from $1,[illegible] to $[illegible].

Directly at Subway Express Station.

[illegible] Real Estate Company [illegible]

[illegible] Building — 'Phone, [illegible]

## MANHATTAN—WEST SIDE.

### SEVEN ROOMS.

1[illegible]d St., Wads'h Av., 362. Ben Nevis. $780-$840.
Knap & Wasson Co., 4,249 Broadway.
182d St., Wadsworth Av., 390. $780-$840.
Knap & Wasson Co., 4,249 Broadway.

## MANHATTAN—WEST SIDE.

### EIGHT ROOMS.

Douglas Robinson-C. S. Brown Co., 14 Wall
Sixth Av., 11th St., 128 West. $1,800.
Pease & Elliman, 340 Madison Av.
Sixth Av., 68th St., 126 West. $1,700.
Pease & Elliman, 340 Madison Av.
69th, 50 Cent. Park W. Prasada. $1,600.
Fredk. Zittel & Sons, 2,211 B'way, (79th.)
69th St., 58 C. P. W. Georgian Ct. $1,800-$2,160
Slawson Hobbs, 162 West 72d St.
69th St., 97 C. P. W. Pamlico. $1,500-$1,550.
Slawson & Hobbs, 162 West 72d St.
B'way, 69th St., 140 W. Spencer Arms. $2,750.
Pease & Elliman, 340 Madison Av.
71st St., 350 West. Vernon. $1,100.
Slawson & Hobbs, 162 West 72d St.
Colum's Av., 72d St., 101 W. St. Charles. $1,800.
Fredk. Zittel & Sons, 2,211 B'way, (79th.)
B'way, 72d St., 175 West. Van Dyck. $2,400.
Morewood Realty Holding Co., 71 B'way.
B'way, 73d St., 170 West. Severn. $2,500.
Morewood Realty Holding Co., 71 B'way.
76th St., 117 West. Indiana. $1,500-$1,700.
Slawson & Hobbs, 162 West 72d St.
79th St., 172 West. Avonel. $1,500.
Slawson & Hobbs, 162 West 72d St.
79th St., 307 West. Lasanno Court. $1,800.
George Rosenfeld Co., Inc., 51 East 42d St.
80th St., 412 W. End Av. Westboro. $1,800.
Daniel Lamb, 400 West End Av.
81st St., 251 West. The Forres. $1,200.
D. Robinson, C. S. Brown Co., 14 Wall St.
83d St., s e. Riverside Drive, 110. $1,200-$2,000.
Pease & Elliman, Agts., 340 Madison Av.
84th St., 316 West. $1,200.
William R. Ware, Bway & 86th St.
84th St., 318 West. $1,200.
William R. Ware, Bway & 86th St.
85th St., 304 West. $780.
Slawson & Hobbs, 162 West 72d St.
85th St., 349 West nr W. E. Av. $1,200-$1,400.
Slawson & Hobbs, 162 West 72d St.
86th St., 257 West. $2,750.
Payson McL. Merrill Co., Inc., 9 E. 44th.
86th, 340 West. Netherlands. $2,000-$2,200.
Mark Rafalsky & Co., 527 5th Av.
88th, C.P.W., 294. New Windsor. $1,200-$1,350.
Slawson & Hobbs, 162 West 72d St.
88th St., 252 W. B'way. Admaston. $2,200.
Morewood Realty Holding Co., 71 Bway.
89th, 267 W., W. E. Av. Ruonia. $2,500.
Fredk. Zittel & Sons, 2,211 Bway, 79th.
89th St., 315 West. $2,300-$2,900.
Mark Rafalsky & Co., 527 5th Av.
90th St., C. P. W., 296. Cayuga. $1,400-$1,800.
Fredk. Zittel & Sons, 2,211 Bway, 79th.
90th, 253 W., s. w. c. Bway. Cornwall. $2,400.
Slawson & Hobbs, 162 West 72d St.
90th, 272 W. E. Av. Evanston. $2,000-$2,500.
Morewood Realty Holding Co., 71 Bway.
91st St., 250 West. Versailles. $1800-$1900.
Slawson & Hobbs, 162 West 72d St.
92d St., 14 West, near C. P. W. $900-$1,100.
Slawson & Hobbs, 162 West 72d St.
93d, Cent'l Park W. 331. Turin. $1,700-$2,000.
L. M. Jones & Co., 220 5th Av.
93d St., 46-48 West. $780.
Lewis M. Thiery, B'way, S. W. Cor. 107th.
94th, 250 W., cor. B'way. Stuart. $1,250-$1,350.
Slawson & Hobbs, 162 West 72d St.
95th St., 310 West. Mathilda Court. $1,020.
Slawson & Hobbs, 162 West 72d St.
96th & B'way. The Rocking'm. $1,000-$1,700.
J. Edgar Leaycraft & Co., 30 East 42d.
97th St., Central Park West, 375. $1,200.
Slawson & Hobbs, 162 West 72d St.
98th St., 229 West. The Borchardt. $2,000.
Joseph N. Escobal, 220 West 98th St.
98th, West End Av., 777. The Stafford. $2,050.
Mark Rafalsky & Co., 527 5th Av.
98th, West End Av., 777. The Strafford. $2050.
Mark Rafalsky & Co., 527 5th Av.
99th, W. End Av., 801. Bennington So. $2,100.
Fred'k Zittel & Sons, 2,211 B'way, (79th.)
99th, R'side Drive, 294. Clifden. $1,800-$2,000.
Calder, Nassoit & Lanning, B'way & 105.
100th St., 216 West. Allenhurst. $1,200.
David Lamb, 400 West End Av.
100th St., 318 West. Dorlexa. $1,500-$2,100.
Calder, Nassoit & Lanning, B'way & 105.
101st St., 318 West, Cor. B'y. $1,700-$2,100.
Calder, Nassoit & Lanning, B'y-105th St.
102d St., 330 West, Cor. Riv. Dr. $2,200.
Calder, Nassoit & Lanning, B'y-105th St.
101st St., West End Av., 842. $660-$900.
Slawson & Hobbs, 162 West 72d St.
102d St., West End Ave., 845. $840.
Slawson & Hobbs, 162 W. 72d St.
103d St., n. w. cor. Central Park W. $1,020.
J. Edgar Leaycraft & Co., 30 East 42d St.
104th St., 244 West. $1,080.
Mrs. G. R. Hawes, 395 West End Av.
105th St., 230 West. $600.
D. Robinson, C. Brown Co., 14 Wall St.
West End Av., 106th St., 300 W. $1,500-$1,750.
R. L. Julian, Broadway and 107th St.
106th St., Central Park West, 465. $1,100.
Pease & Elliman, 340 Madison Av.
107th St., West End Av., 845. $1,700.
Lewis M. Thiery, B'way and 107th St.
Cor. 108th St., 478 Cent. Park W. $840 up.
Apply to Superintendent on premises.
110th St., 210 West. $1,800.
Slawson & Hobbs, 162 West 72d St.
110th St., 601 West. $1,600-$2,400.
American R. E. Co., 601 West 110th St.
111th St., 545 West. $1,800-$2,200.
Charles E. Hames, 545 West 111th St.
7th Av., 112th St., 202 West. $840.
J. H. Steljes, 300 West 113th St.
112th St., 7th Av., 1,954. $840-$900.
Slawson & Hobbs, 162 W. 72d St.
112th, Riv. Dr., 400. Fowler C't. $1,300-$2,000.
Calder, Nassoit & Lanning, B'way & 105th.
113th St. & Amst. Av. Henry James. $960.
J. Edgar Leaycraft & Co., 30 E. 42d St.
113th St., 562 West. The Yorkshire. $1,500.
Slawson & Hobbs, 162 West 72d St.
113th St., 605 West. Versailles Palace. $1,800.
Apply to Superintendent on premises.
B'wy, 113th St., 601 W. Forest Chambrs. $2,000
Morewood Realty Holding Co., 71 B'way.
Amst'dam Av., 114th St., 411 W. $1,150-$1,400
Pease & Elliman, Agents, 340 Madison Av.
114th, River. Dr., 420. Hamilton. $1,900-$2,300
Slawson & Hobbs, 162 West 72d St.
116th, River. Dr., 440. Paterno. $1,800-$2,400
Durham Realty Co., 900 5th Av.
117th, Clare. Av., 29-31. Elton Hall. $1,400.
Douglas Robinson, C. S. Brown Co., 14 Wall.
117th, Clare. Av., 29-31. Elton Hall. $1,600.
Douglas Robinson, C. S. Brown Co., 14 Wall.
117th, Clare. Av., 33-35. Rugby Hall. $1,200.
Douglas Robinson, C. S. Brown Co., 14 Wall.
117th, Clare. Av., 33-35. Rugby Hall. $1,600.
Douglas Robinson, C. S. Brown Co., 14 Wall.
117th, Clare. Av., 33-35. Rugby Hall. $1,500.
Douglas Robinson, C. S. Brown Co., 14 Wall.
117th St.; St. Nicholas Av., Hampton. $1,100.
A. L. Mordecai & Son, 30 E. 42d St.
118th St., 401 West. East View. $1,100-$1,150.
Slawson & Hobbs, 162 West 72d St.
125th, Riv. Dr., 524 Lyndon C't. $1,000-$1,180.
W. W. Skinner, 2 West 45th St.
125th, R'side Dr., 181. Dorchester. $1,800.
Mark Rafalsky & Co., 527 5th Av.
129th, St. Nich. Ter., 41. Ter. V. $900-$960.
Manager, on premises.
136th, R'side Dr., 587. Beaconsfield. $1,200
E. A. Levy, 505 5th Av.
136th, B'way, S. E. c. Hudson Fulton. $1,000.
A. L. Mordecai & Son, 30 East 42d St.
137th St., 596 R'side Dr. Haddon Hall. $1,320.
Mark Rafalsky & Co., 527 5th Av.
B'way, 140th, 600 W. Roiyat. $1,000-$1,200.
F. Zittel & Sons, 2,211 Broadway.
145th St., 402 West. $780-$900.
Pease & Elliman, 340 Madison Av.
149th, B'way, 3,609. Riverside Court. $780 up.
Du Bois S. Taylor, 3,581 Broadway.
Convent Av., 148th, 412-420 W. $1,200-$1,500.
Manager, on premises.
150th St., St. Nicholas Av., 811. $960.
F. Zittel & Sons, 2,211 Broadway.
159th, B'way, 3,810. Knowlton Court. $960.
Norman Denges, 3,816 Broadway.
165th, 540 West. Abercrombie. $780-$840.
Nehring Company, 1,278 St. Nicholas Av.
165th, 600 W. Hamlet Court. $10,000-$12,600.
Schindler & Liebler, 3,929 B'y, nr. 165th.
173d, Audubon Av., 165. Algonac. $900.
Nehring Company, 1,278 St. Nicholas Av.
177th, Ft. Wash. Av., 375. Annadale. $1,000.
Knap & Wasson Co., 4,249 Broadway.
178th, Ft. Wash. Av., 395. Bellcourt. $1,000.
Knap & Wasson Co., 4,249 Broadway.

## MANHATTAN—WEST SIDE.

### NINE ROOMS.

11th St., 49 5th Av. $2,000-$2,750.
Mark Rafalsky & Co., 527 5th Av.
16th, 251 West. $45.
Durnss Company, 155 West 14th St.

(Continued on Page 10.)


NEW APARTMENTS IN

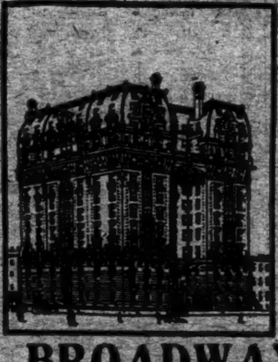
# Park Avenue Section

Leases Now Being Made from October.

| Location | Rooms | Baths | Rents |
|---|---|---|---|
| 640 PARK AVENUE Northwest Corner 66th St. | 15 | 8 | $9,000—$12,000 |
| 755 PARK AVENUE Southeast Corner 72d St. | 9 10 11 | 3 4 3 | $3,500—$4,300, $5,000, $4,000—$4,000 |
| 969 PARK AVENUE Northeast Corner 82d St. | 9 10 12 | 3 3 4 | $2,700—$3,300, $3,300, $3,900—$4,000 |
| 116 EAST 63D ST. At Park Avenue. | 8 9 | 3 | $2,000—$2,500, $2,350—$2,650 |
| 103 EAST 86TH ST. At Park Avenue. | 5 6 7 | 2 3 | $1,400, $1,650—$1,800, $2,000 |

**Douglas L. Elliman & Co.** 421 Madison Ave. (48th St.) Telephone 880 Murray Hill.

# DORILTON



MAGNIFICENT STRUCTURE
Unusual Sunny Exposure.
Express Subway Station 100 Feet Away.
Free Electric Light and Refrigeration.
**7, 8, 9 & 10 Rooms Vacancies at $2,000 to $3,500**
See Resident Superintendent.

# BROADWAY & 71st ST.

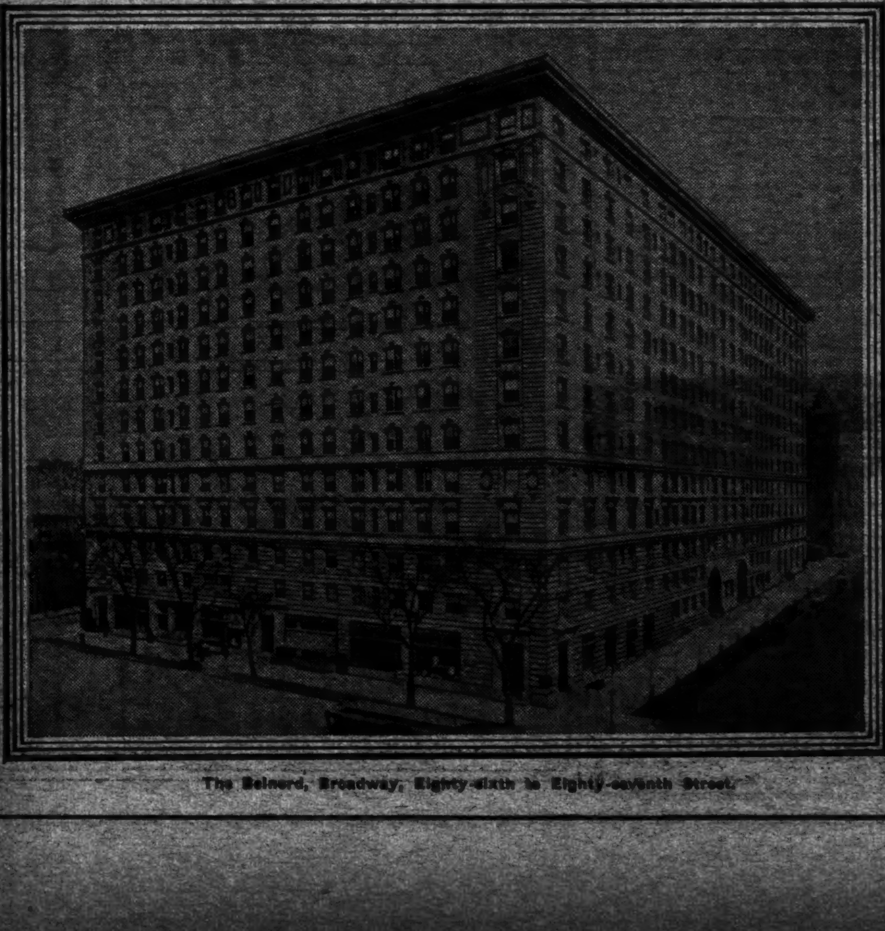

APARTMENTS TO LET—Unfurnished

# Westover Court

Bachelor Apartments
211 W. 43d St. and
212 W. 44th St., Times Square
Apartments of 2, 3 or 4 Rooms and Bath
Furnished or Unfurnished
Service and Appointments of Highest Order
Apply ASTOR OFFICE
23 W. 26th St.,
or Superintendent on Premises

## 166 WEST 72D ST.

Superb Apartments, THREE and FOUR LARGE ROOMS and BATH, separate showers, unobstructed light; beautifully finished and appointed; maids' service if desired; location unsurpassed; MODERN 12-STORY FIREPROOF BUILDING. Manager on premises.

The Belnord, Broadway, Eighty-sixth to Eighty-seventh Street.

APARTMENTS TO LET—Unfurnished

MANHATTAN—West Side.


## La Jacquetta
## 166 West 87 St.

East of Amsterdam Ave.
New Fireproof Apartments.
5, 6, & 7 Large Rooms,
2 & 3 Baths.
Moderate Rents. Every improvement. One block to Subway and Elevated Station. Agent on premises.

## Terrace Court
## 93 St. & Riverside Dr.

S. E. Corner.
Unusual location. Modern improvements. One corner apartment, 10 rooms, 3 baths. One nine-room apartment, 3 baths. Lease from October 1. Agent on premises.

## Greyton Court
## 630 West 141 St.

South Corner Riverside Dr.
Recently completed. Modern fireproof building.
One Apt., 5 Rooms & Bath..$600
One Apt., 6 Rooms & Bath..$900
One Apt., 7 Rooms & 2 B..$1100
Agent on premises.

## The St. Valier
## Morningside Drive

Block Front, 119 to 120 St.
Modern fireproof building. Unusually large rooms and closets. Very moderate rents.
4 Rooms & Bath..............$600
5 Rooms & Bath..............$750
6 Rooms & Bath...$900 to $1,000
7 Rooms & 2 Baths..........$1200
Rep. on Premises, or

**Slawson & Hobbs**
Agents
162 West 72nd Street
Tel. 7240 Columbus

## 94th St. NEAR RIVERSIDE 314 318 321
## BIG CONCESSIONS

High class elevator apts.; all improvements. Large, light rooms. 4, 5, 6, 7 rooms & bath; $42.50 to $79.50.

West Side
## Apartments
Facing Hudson River
**The Mira Mar**
452 Riverside Drive.
10 Rooms & 3 Baths (Being Renovated)
**$1,800—$2,000**

Facing Barnard College Campus

**Elton Hall**
29 Claremont Avenue
7 and 8 Rooms & 2 Baths
**$1,200—$1,600**

**Rugby Hall**
33 Claremont Avenue
7 and 8 Rooms & 2 Baths
**$1,200—$1,600**

Centrally Located

**The Waramaug**
620 West 115th Street
Near Riverside Drive
7 Rooms and 2 Baths
**$1,200—$1,300**

**The Amidon**
233 West 83rd Street
N. W. Corner Broadway
7 Rooms and Bath
**$1,000—$1,350**

For further information inquire on premises, or at our offices.
**14 Wall Street** Tel. Rector 9040
**2277 Broadway** Tel. Schuyler 3773

**Douglas Robinson Charles S. Brown Co**

## Apartments

**500 Madison Ave.**
8, 9 and 10 Rooms and 3 Baths
**$3,300—$4,500**

**120 East 31st St.**
8 Rooms and 2 Baths
**$1,100—$1,500**

**45 East 82nd St.**
9 Rooms and 2 Baths
**$3,000**

**903 Park Ave.**
Corner 79th Street
Doctor's Office—3 Rooms
**$2,000**

**995 Madison Ave.**
8 Rooms and 3 Baths
**$2,200—$3,000**

**40 East 83rd St.**
6 and 7 Rooms and 3 Baths
**$1,900—$2,100**

Further particulars and plans of all the apartments on the east side are on file at our office at
**10 East 45th Street**
Telephone 5100 Murray Hill

**Douglas Robinson Charles S. Brown Co**

## 226-236 WEST 70th Street
Bet. Broadway & West End Ave.
Two New, High Class, Fireproof Elevator Apartments
**Suites of 6-5-4 Rooms and Baths**
**Also 3 Rooms with Kitchenette**
containing every improvement that is looked for in the modern type apartment
STRICTLY PRIVATE HOUSE STREET
***RENTS MODERATE***
***Ready for Occupancy Aug. 1st***
***NOW OPEN FOR INSPECTION.***

## 410 Park Ave.
Corner 55th Street. New 12-Story Apartment House. Renting Agent on premises. Elevators now running. 12, 14 & 19 Rooms. 3, 4 & 8 Baths. 72% Rented. Rents $4,000 to $11,000. Booklet Mailed upon request.
**Estate of Ogden Goelet, Owner,**
9 West 17th St., Dept. 2.
Phone 3468 Chelsea.
**Moore & Wyckoff, Agents,**
546 Fifth Ave., Dept. 2.
Cor. 45th St. Phone 1263 Bryant.

## THE HILLCREST
430 West 116th St.
Modern Elevator Apartments,
Facing Columbia University Grounds.
**8 & 9 large, sunny Rooms & Baths**
Parlors, 18 x 23 Dining Rooms, 14 x 19
Bedrooms, 14 x 16
**Rents, $1,500 to $1,800**

| | | | |
|---|---|---|---|
| **Sunderland and Norman** 522-530 West 136th St. | 5 & 6 Cheerful Rooms | $35 to $40 | New Building. Adjoining Broadway. |
| **Yorktown Court** 615 West 162d St. Fort Washington Av. and 162d St. | 5 to 7 Rooms | $35 to $70 | Elevator, night and day service. All outside rooms. |
| **Onondaga** Riverside Drive and 152d St. | 5 to 7 Rooms | $70 to $100 | High elevation. Extensive River views. |
| **Trinity Studios** Broadway at 153d St. | 2 & 3 Rooms | $35 & upward | Fine service. All Improvements. |

**L. J. PHILLIPS & CO.** 3787 Broadway at 157 St.
Phone 238 Audubon.
Or Superintendent on Premises.

APARTMENTS TO LET—Unfurnished.
MANHATTAN—West Side.

**Selection of HIGHEST CLASS APARTMENTS**

| Rooms | Address | Rent |
|---|---|---|
| 4 ROOMS | 315 WEST 97TH ST. | $780 |
| | 509 WEST 110TH ST. | $750 |
| | 606 WEST 116TH ST. | $720 |
| 5 ROOMS | 200 WEST 72D ST. | $1,400 |
| | 315 WEST 97TH ST. | $780 |
| | 509 WEST 110TH ST. | $870 |
| | 606 WEST 116TH ST. | $720 |
| | 620 WEST 116TH ST. | $780 |
| 6 ROOMS | 315 WEST 97TH ST. | $1,100 |
| | 509 WEST 110TH ST. | $1,150 |
| | 515 WEST 110TH ST. | $1,100 |
| | 606 WEST 116TH ST. | $1,000 |
| | 616 WEST 116TH ST. | $780 |
| | 15 Claremont Av. (116th) | $1,250 |
| | 285 St. Nicholas Av. (124th) | $780 |
| 7 ROOMS | 315 WEST 97TH ST. | $1,140 |
| | 228 RIVERSIDE DRIVE | $1,050 |
| | 509 WEST 110TH ST. | $1,200 |
| | 515 WEST 110TH ST. | $1,200 |
| | 431 RIVERSIDE DRIVE | $1,200 |
| | 606 WEST 116TH ST. | $1,750 |
| | 616 WEST 116TH ST. | $1,100 |
| | 620 WEST 116TH ST. | $1,200 |
| | 15 Claremont Av. (116th) | $1,[illegible] |
| 8 ROOMS | 174 WEST 79TH ST. | $1,600 |
| | 509 WEST 110TH ST. | $1,400 |
| | 228 RIVERSIDE DRIVE | $1,300 |
| | 515 WEST 110TH ST. | $1,450 |
| | 431 RIVERSIDE DRIVE | $1,260 |
| | 606 WEST 116TH ST. | $1,400 |
| | 15 Claremont Av. (116th) | $1,600 |
| 9 RMS | 200 WEST 72D ST. | $3,500 |

**Small front apartments for doctors**
—Booklet on Application.—
Apply to Superintendents
or
**Earle & Calhoun**
BROADWAY AND 72D ST.

**Skylight Studios**
6 West 10th Street
**Bachelor Apartments**
$00 to $00

APARTMENTS TO LET—Unfurnished.
MANHATTAN—West Side.

**Choice Apartment.**
**Fifth Avenue**
**No. 636**
**Corner of 51st St.**
ONE APARTMENT ON EACH FLOOR.
Can be made into a duplex of 25 rooms and 6 baths.
**All Large Outside Rooms.**
Superintendent on premises.

CENTRAL PARK
**APARTMENTS**
**7th Av., 58th & 59th Sts.**
Large Corner Apartment with 5 Baths.
Smaller Ones with 2 & 3 Baths.
Two Apartments suitable for physicians.
Apply at Office,
175 West 58th St.

**"ST. CLOUD"**
253 W. 91st Street
7-8 Room Apartments
**$950-$1200**
Highest Class Elevator House
Best Value in the City.

APARTMENTS TO LET—Unfurnished.
MANHATTAN—West Side.

**RIVERSIDE DRIVE**
Fireproof Apartments,
North Corner of 84th St.,
**Nos. 120 and 125**
Apartments 7, 8, 9, 10, 11 and 12 rooms and 3 to 4 baths; all conveniences; best possible construction.
Location finest in the city,
with extensive views of the Hudson and the Drive; building faces southwest, insuring an abundance of sun in Winter and cool breezes in Summer.
**Rents $1,400 to $3,000.**
Telephone, 2000—Riverside.
W. R. & J. M. STEWART.

**SONOMA**
**1,730 Broadway 1,734**
Convenient, central location; desirable
**4, 5 & 8 Room Apts.**
Extra large, light rooms; efficient service; exceptional value.
Supt. on premises.

**6 & 7 Rooms—$840 to $900**
IN THE **CAYUGA**
**324 West 83d St.** Between West End Av. and Riverside Drive.
Highest Class Elevator Apartments
Inquire at the Building or
ROGDALE, PERRY & DWIGHT
Tel. Bryant 0000 1120 B'way

APARTMENTS TO LET—Unfurnished.
MANHATTAN—West Side.

**THE BORCHARDT**
Modern 12-story fireproof building.
200 West 98th St., S. E. cor. B'way.
Convenient to Subway Express Station.
7-8 LARGE ROOMS. Foyer, 2, 3 baths. **$1,700-$2,000**
5 LARGE ROOMS. Foyer and bath. **$1,200-$1,400**

**THE STUART ARMS**
Modern eight-story fireproof building.
236 West 97th St., near Broadway.
7 LARGE ROOMS and 2 baths. **$1,600**
5 ROOMS, 2 BATHS. Suitable physician. **$1,100**
2 LARGE ROOMS, bath. Kitchenette Apartments. **$540-$600**

**THE WILMINGTON**
250 West 97th St., S. E. cor. B'way.
7 LARGE ROOMS and bath. **$1,100-$1,400**
Abundant closets; efficient service; exceptional value.
Supt. on premises. Or JOS. N. ESCOBAL, Mgr. 200 W. 98th. Tel. 0000—River.

High Class Elevator Apartments,
2, 3, 4, 5 Rooms and Bath,
**$30 to $60.**
Large rooms, unusual closet space.
**Iradell, 420 W. 119th St.**
Near Columbia College.
**122d St. and Manhattan Ave.**
Near 125th St. "L" and Subway.
Large unfurnished Restaurant to lease.
Phone 3827 Morningside.

**RIVERSIDE DRIVE**
NO. 227, COR. 95TH ST.
**"THE HUDSON"**
Attractive, fireproof, modern elevator apartments; also service elevator; rents $900 to $1,700; cheapest rents on Riverside Drive; 6 and 7 rooms. Harry B. Hayes, 30 East 42d St. Tel. 342 Murray Hill, or Superintendent on premises.

## MANHATTAN—WEST SIDE.

### NINE ROOMS.

84th St., 1 West. Harperley Hall. $4,[illegible]. Manager on premises.

B'way, [illegible] St., 175 West. Van Dyck. $3,400. Morewood Realty Holding Co., 71 B'way.

79th St., 159 West. Dorset. $2,050. E. A. Levy, 505 5th Av.

79th St., 159 West. Dorset. $2,700. E. A. Levy, 505 5th Av.

[illegible] St., 1 West. La Grange. $2,[illegible]. Slawson & Hobbs, 162 West 72d St.

[illegible]th St., 261 Central Park West. $2,700. Apply on premises.

[illegible]th St., 261 Central Park West. $2,000 up. Apply on premises.

[illegible]th St., 525 West End Av. $4,[illegible]. Mark Rafalsky & Co., 527 5th Av.

[illegible]th St., 131 Riverside Drive. $1,[illegible]-$2,500. Mark Rafalsky & Co., 527 5th Av.

[illegible]th St., 294 Central Park West. $1,200. Slawson & Hobbs, 162 West 72d St.

[illegible]th St., [illegible] West. Cornwall. $2,[illegible]-$2,400. Slawson & Hobbs, 162 West 72d St.

W. End Av., 90th St. 272 W. Evanston. $3,200. Morewood Realty Holding Co., 71 B'way.

91st St., 250 West. Versailles. $2,000-$2,100. Slawson & Hobbs, 162 West 72d St.

92d St., 331 C. Park W. Turin. $1,[illegible]-$2,[illegible]. L. M. Jones & Co., 220 5th Av.

93d St., 202 Riverside Dr. Terrace Ct. $1,[illegible]. Slawson & Hobbs, 162 West 72d St.

94th St., [illegible] West. Stuart. $1,200-$1,500. Slawson & Hobbs, 162 West 72d St.

99th St., [illegible] West. Rosary. $1,100-$1,[illegible]. Slawson & Hobbs, 162 West 72d St.

99th, 204 Riverside Dr. Clifden. $2,300-$2,500. Calder, Nassoit & Lanning, B'way & 105th.

100th St., 222 West. Wendolyn. $2,500-$2,[illegible]. Slawson & Hobbs, 162 West 72d St.

101st St., 515 West. [illegible]. $1,700-$1,[illegible]. Calder, Nassoit & Lanning, B'way & 105th.

102d St., 250 W. Rockledge Hall. $2,000-$2,300. Calder, Nassoit & Lanning, B'way & 105th.

[illegible] St., [illegible] West. [illegible] Court. $2,300 to $2,[illegible]. V. K. Stecher, 2,[illegible] B'way.

110th, 601 W. Hendrik Hudson. $2,[illegible]-$2,[illegible]. American R. E. Co., 601 West 110th St.

112th St., [illegible] W. The Rockfall. $1,[illegible]-$2,200. [illegible] E. [illegible], 565 West 11th St.

112th, 2,[illegible] B'way. Ostend Ct. $1,[illegible]-$2,[illegible]. Calder, Nassoit & Lanning, B'way & 105th.

B'y, 112th St., [illegible] W. Far. Chambers. $2,[illegible]. Morewood Realty Holding Co., 71 B'way.

114th St., 417 Riverside D. Cliff Haven. $2,[illegible]. Slawson & Hobbs, 162 West 72d St.

[illegible]th, [illegible] Riverside Dr. Haddon Hall. $1,400. Mark Rafalsky & Co., 527 5th Av.

140th St., 3,[illegible] B'way. Riverview Ct. $900 up. DuBois & Taylor, 3,555 Broadway.

## MANHATTAN—WEST SIDE.

### TEN ROOMS.

[illegible]th, C. P. W., 50. Prasada. $2,750-$3,[illegible]. Fredk. Zittel & Sons, 2,311 B'way, 79th.

[illegible]th, 140 W., s.e. Bwy. Spencer Arms. $3,250 up. Pease & Elliman, Agts. 340 Madison Av.

71st St., 160 West. $3,000. A. L. Mordecai & Son, 30 East 42d St.

78th, W. E. Av., 400. Monticello. $2,700. David Lamb, 400 West End Av.

84th, Riverside Dr., 116. The Turrets. $3,700. Mark Rafalsky & Co., 527 5th Av.

[illegible] Riverside Dr., 131. Dorchester. $2,[illegible]. Mark Rafalsky & Co., 527 5th Av.

85th St., West End Av., 525. $4,800. Mark Rafalsky & Co., 527 5th Av.

88th St., 151 West. $3,700. A. L. Mordecai & Son, 30 East 42d St.

[illegible]th, Riverside Dr., 116. The Turrets. $3,700. Mark Rafalsky & Co., 527 5th Av.

80th, Riv. Dr., 131. Dorchester. $2,400-$2,500. Mark Rafalsky & Co., 527 5th Av.

90th, 272 West, W. E. Av. Evanston. $3,700. Morewood Realty Holding Co., 71 B'way.

93d, Riv. Dr., 202. Terrace Ct. $1,700-$2,[illegible]. Slawson & Hobbs, 162 West 72d St.

[illegible]th, W. E. Av., 777. The Stratford. $2,750. Mark Rafalsky & Co., 527 5th Av.

100th St., [illegible] West. Wendolyn. $2,750-$2,[illegible]. Slawson & Hobbs, 162 West 72d St.

105th, W. E. Av., [illegible]. Allmar. $1,800. Lewis M. Thiery, B'way, s. w. cor. 107th.

110th, 601-611 W. Hen. Hud. & annex. $2,400. American Real Estate Co., 601 W. 110th.

S. E. corner 112th St. & Riverside Drive. Strathmore. Hawks & Hoggins, [illegible] Nas.

Broadway, 2,[illegible]. Ostend Court. $1,[illegible]-$2,000. Calder, Nassoit & Lanning, B'way-105th.

117th, Riverside Dr., [illegible]. Mira Mar. $1,900. D. Robinson-C. S. Brown Co., 14[illegible] Wall.

117th, Riverside Dr., [illegible]. Mira Mar. $1,[illegible]. D. Robinson-C. S. Brown Co., 14 Wall St.

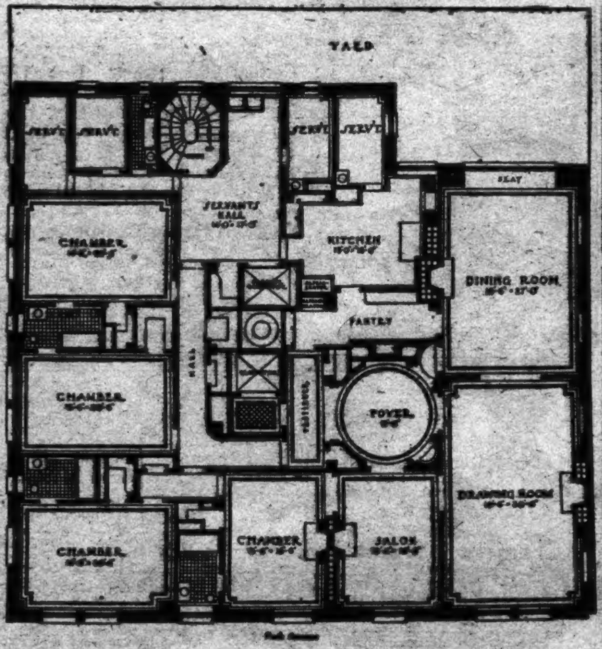
117th, Riverside Dr., [illegible]. Mira Mar. $2,000. D. Robinson-C. S. Brown Co., 14 Wall St.

[illegible]th, Riverside Dr., [illegible]. Beaconsfield. $1,500. E. A. Levy, 505 5th Av.

## MANHATTAN—WEST SIDE.

### ELEVEN ROOMS.

84th, cor. Cent. Pk. W. Harperley Hall. $3,[illegible]. Manager on premises.




635 Park Avenue, Southeast Corner 66th Street.

APARTMENTS TO LET—Unfurnished.

MANHATTAN—West Side.

# Hudsonia

**79 St. & Riverside Drive**
**(315-321 West)**

An apartment house de luxe, commanding an unobstructed view of the Hudson and the Palisades. Thoroughly modern, comfortable, and handsome in every detail. Conveniently arranged in suites of

**6 and 7 Rooms**
**Rents $900 to $1,100**

Office on premises. Tel., [illegible]—Schuyler.

## THE PEMBROKE

10-[illegible] West [illegible] St., (Near Central Park.)

**8 Large Rooms, $1,000.**

Elevator Service Day and Night.

**471 CENTRAL PARK WEST** Corner 107th St.

**8 Large Rooms, $75 per Month**

Apply to Superintendent, on premises, or

**HOPKINS & BOYD, Agents,**
11 West 38th St. Telephone Bryant [illegible].

APARTMENT HOTELS.

## THE GRAMPION

ST. NICHOLAS AV. AND 119TH ST.

A conservative family hotel; 2 and 3 rooms, bath, fully furnished and served. Dining room optional. A few suites by week, $10 to $15. A HOME FOR THE SUMMER TOURIST.

APARTMENTS TO LET—Unfurnished.

MANHATTAN—West Side.

# 12 ROOMS & 3 BATHS

Really a private house on one floor; living room 25x15.

**230 WEST 107TH ST.,**

Adjoining Broadway and West End Av. ELECTRICITY INCLUDED in rent; NO INTERIOR ROOMS; all large and EXCEPTIONALLY BRIGHT; the CLOSETS are a particular feature; a house for refined people who demand the BEST SERVICE.

**RENT $1600 to $1800 PER YEAR**

Superintendent on premises.

# WELLESLEY

**N. E. Cor. 81st and West End Av.**

Fine, large seven and eight room apartments. Electric lights, refrigeration, and laundry fuel included in rent. APPLY SUPT., ON PREMISES.

# Hollywood

S. E. corner [illegible] St. and Madison Av. Choice apartments; excellent light; eight large rooms and two baths; modern improvements; all night elevator service; park view; moderate rent. Superintendent, on premises.

## 11-15 West 88th St.

Duplex Apartment, two baths, all improvements, first floor, $1,200; an eight-room Apartment, second floor, $1,000. Third floor, $[illegible]. Inquire on premises. Concessions to October 1.

$1,[illegible] to $1,[illegible] for [illegible] rooms and bath, [illegible] Central Park West, cor. [illegible] St. CAMMANN, VOORHEES & FLOYD, [illegible] William St.

# Nos. 640 and 644 Riverside Drive,

## Entire Block, 141st to 142d St.

New 12 Story Fireproof Apartments

**Immediate Occupancy**

The location is the choicest on Riverside Drive and most convenient to Subway and Surface Transit Lines. The building embodies all the comforts and conveniences to be found in residences of the higher class. Every requirement of the most fastidious tenant has been provided for.

**Suites of 4, 5, 6 and 7 unusually large and light rooms with 1, 2 or 3 baths. Chambers are separate from living rooms and Service quarters apart from Master's Rooms.**

**RENTS VERY MODERATE**

Efficient Day and Night Service Assured.

**NEWMARK & DAVIS, INC., Owners and Builders,**
3,470 Broadway, between 141st and 142d Sts.
RENTING OFFICE ON PREMISES.
Apartments can be seen evenings.

**READY ABOUT SEPTEMBER 1.**

**FIREPROOF APARTMENTS**

**in the Two 10-Story Buildings**

# NORTHOLD
AND
# SOUTHOLD

**WEST SIDE BROADWAY, 150th-151st Sts.**

Suites ranging in size from
**3 Rooms and 1 Bath to**
**7 Rooms and 2 Baths.**

RENTING AGENT ON PREMISES.
Telephone No. 5666 Audubon.

# RIVERSIDE DRIVE

with Broadway entrance and conveniences,

**6, 7, 8 and 9 Rooms,**
**$50 to $85**

**3,609 Broadway, S. W. Cor. 149th Street**

**400 West 148th Street, Cor. St. Nicholas Ave.**
High class corners, 3 and 4 rooms, $30 to $44.

**516 West 162nd Street, near Broadway**
5 and 6 elegant, large, light front rooms, $26 to $35.

**507 West 179th Street, near Amsterdam Ave.**
4 and 5 beautiful, large, light front rooms, $23 to $27.

APARTMENTS TO LET—Unfurnished.

MANHATTAN—West Side.

4-5-6 Rooms Rents $900 to $1,350

**All Front Rooms.**

Absolutely Fireproof Buildings. Convenient to Subway and Elevated Stations.

# Marc Antony
and
# Prince Humbert

**214 to 220 Cathedral Parkway**
(110th St., near Broadway).

The buildings are under the personal management of the owner, assuring service of the highest standard. Representatives always on premises.

# Harperley Hall

**N. W. cor. Central Park West & 64th St.**

offers a few choice Apartments.

| | | |
|---|---|---|
| 11 Rooms | FOYER, 3 BATHS. | $3,800 |
| 7 Rooms | FOYER, 2 BATHS. | $2,[illegible] |
| 2 & 3 Rooms & Bath Kitchenette Apartments | | $1,000 / $1,500 |

Favorable terms arranged to October 1. Service complete; all modern conveniences.

[illegible] MANAGEMENT.

APARTMENTS TO LET—Unfurnished.

MANHATTAN—West Side.

# ARDSLEY HALL

**S. W. CORNER 92D STREET & CENTRAL PARK WEST**

**9 Rooms—$1700**

Living room, 17x26, Overlooking Central Park

**6 to 8 Rooms**
**$1000 to $1500**

Ardsley Hall is conveniently located one block from the elevated station and 3 blocks from the Subway station.

The building commands a superb view of Central Park, overlooking a beautiful lake.

The service is complete and first-class in every particular.

**Ewing, Bacon & Henry**
10[illegible] Park Av. Tel. Murray Hill 2500.
SUPERINTENDENT ON PREMISES, or your own broker.

**NOW**

is the time to select your Apartment. If you act quickly you may choose from the few exceptionally desirable vacancies in the thoroughly modern, well-appointed and fireproof

# Lasanno Court

**307 WEST 79TH STREET**
(79th St. Subway Station.)

[illegible] Rooms, 2 baths, $[illegible]
[illegible] Rooms, 1 bath, $[illegible]

[illegible] Co., Inc.
[illegible] East [illegible] Street
[illegible]

## MANHATTAN—WEST SIDE.

### ELEVEN ROOMS.

Broadway, 72d St., 175 W. Van Dyck. $2,800. Morewood Realty Holding Co., 71 B'way.
79th, West End Av., 401. New Century. $3,200. David Lamb, 400 West End Av.
84th, Riverside Dr., 116. The Turrets. $3,000. Mark Rafalsky & Co., 527 5th Av.
85th St., Riverside Dr., 116. Turrets. $3,100. Mark Rafalsky & Co., 527 5th Av.
100th, W. 100th, 322. Wendolyn. $3,400-$3,600. Slawson & Hobbs, 162 W. 72d.
105th, W. End Av., 825. Allmar. $2,000-$2,800. Lewis M. Thiery, B'way-107th St.

## MANHATTAN—WEST SIDE.

### TWELVE ROOMS.

86th, C. P. West, 58. Georgian Court. $3,000. Slawson & Hobbs, 162 West 72d St.
119th, Clarem't Av., 40. The Berkeford. $2,000. Slawson & Hobbs, 162 West 72d St.

## MANHATTAN—WEST SIDE.

### SIXTEEN ROOMS.

55th St., cor. 7th Av. The Wyoming. $8,500. Potter & Bro., 30 East 42d St.

## MANHATTAN—EAST SIDE.

### TWO ROOMS.

4th St., 3 Washington Sq. North. $420. J. Edgar Leaycraft & Co., 30 E. 42d St.
15th St., 105 East. Swannanoa. $480. Pease & Elliman, 340 Madison Av.
27th St, 39-43 East. Kitchenette. $840-$1,000. Pease & Elliman, 340 Madison Av.
29th St, s.e.cor.,5th Av., 247. K'b'ker. $75 mo. Pease & Elliman, 340 Madison Av.
30th St., Madison Av., 121. $800. Superintendent on premises.
35th St., 148 East. Muskoka. $450-$750. Durham Realty Co., 299 5th Av.
40th St., 3d fl. front, Madison Av., 274. $1,000. Douglas L. Elliman & Co., 421 Mad. Av.
40th St., 3d fl. rear, Madison Av., 274. $900. Douglas L. Elliman & Co., 421 Mad. Av.
41st St., 46-48 East. $1,000-$1,100. Pease & Elliman, 340 Madison Av.
57-58th Sts., Mad. Av., 601-3. M. Chem. $900. Pease & Elliman, 340 Madison Av.
60th St, s. w. c., Park Av., 510. $1,000-$1,250. Pease & Elliman, 340 Madison Av.
63d St., 32 East. $55-$65 per month. Pease & Elliman, 340 Madison Av.

## MANHATTAN—EAST SIDE.

### THREE ROOMS.

15th St., 105 East. Swannanoa. $800. Pease & Elliman, 340 Madison Av.
27th St., 39 East. $900. Pease & Elliman, 340 Madison Av.
30th St., Madison Av., 121. $1,500. Superintendent on premises.
35th St., 148 East. Muskoka. $800 to $1,050. Durham Realty Co., 299 5th Av.
40th St., 37 East. $1,000-$1,400. Payson McL. Merrill Co., Inc., 9 E. 44th St.
49th St., 146-8 East. $820-$950. Pease & Elliman, 340 Madison Av.
Madison Av., s. e. cor. 61st St. $1,650. Pease & Elliman, 340 Madison Av.
62d St., 40 East. $1,200. Pease & Elliman, 340 Madison Av.
63d St., 111 East. $900. Pease & Elliman, 340 Madison Av.
68th St., 42 East. $1,200. Pease & Elliman, 340 Madison Av.
81st St., 157 East. $720. Pease & Elliman, 340 Madison Av.
172d St., Audubon Av., 165. Morrison. $324. Norman Denzer, 3,818 Broadway.

## MANHATTAN—EAST SIDE.

### FOUR ROOMS.

27th St., 39-43 East. $600-$840. Pease & Elliman, 340 Madison Av.
Lex.Av.,35th St., 148 E.Muskoka. $700-$1,250. Durham Realty Co., 299 Fifth Av.
44th St., 9 East. $1,500. P. McL. Merrill Co., Inc., 9 East 44th St.
49th St., 146-148 East. $1,200. Pease & Elliman, 340 Madison Av.
63d St., 27-29 East. $1,600-$1,800. Pease & Elliman, 340 Madison Av.
80th St., Park Av., 925. $1,200. P. McL. Merrill Co., Inc., 9 East 44th St.
162d St., Simpson St., 968. $[illegible]-$312. Nehring Co., 1,278 St. Nicholas Av.

## MANHATTAN—EAST SIDE.

### FIVE ROOMS.

15th St., 105 East. Swannanoa. $[illegible]-$[illegible]. Pease & Elliman, 340 Madison Av.
48th, 104 East. $2,000. Pease & Elliman, 340 Madison Av.
72d St., 150 East. $1,300-$1,600. Pease & Elliman, 340 Madison Av.
77th St., s. w. cor. Park Av., 850. $1,400. Pease & Elliman, 340 Madison Av.
83d St., n e cor., Park Av., 960. $1,500. Douglas L. Elliman & Co., 421 Mad. Av.
83d St., 122 East. The Surrey. $900. Douglas L. Elliman & Co., 421 Mad. Av.
83d St., 122 East. The Surrey. $760. Douglas L. Elliman & Co., 421 Mad. Av.
83d St., 122 East. The Surrey. $1,020. Douglas L. Elliman & Co., 421 Mad. Av.
83d St., 122 East. The Surrey. $1,000. Douglas L. Elliman & Co., 421 Mad. Av.
83d St., 122 East. The Surrey. $1,000. Douglas L. Elliman & Co., 421 Mad. Av.
Park Av., 86th St., 103 East. $1,400. Douglas L. Elliman & Co., 421 Mad. Av.
Riverside Drive, 110th, 601-611 West. $2,400. American Real Estate Co., 601 W. 110th.
123d St., 161 East. $18. Duross Co., 155 West 14th St.
150th St., Longfellow av., 1,167. $[illegible]-$[illegible]. Nehring Co., 1,278 St. Nicholas Av.
163d St., 969 Simpson St. $360. Nehring Co., 1,278 St. Nicholas Av.

## MANHATTAN—EAST SIDE.

### SIX ROOMS.

Madison Av., 37th St., 39 East. $1,600. Pease & Elliman, 340 Madison Av.
29th St., s.e. cor.,5th Av., 247. K'kb'r. $2,000. Pease & Elliman, 340 Madison Av.
Park Av., 40th St., 101 East. $[illegible]. Pease & Elliman, 340 Madison Av.
Lexington Av., 48th St., 135 East. $1,900. Pease & Elliman, 340 Madison Av.
60th St., n. e. cor., Madison Av., 600. $1,700. Pease & Elliman, 340 Madison Av.
61st St., n. e. cor., Park Av., 535. $2,300. Pease & Elliman, 340 Madison Av.
67th St., n. e. cor., Lexington Av., 901. $1,800. Pease & Elliman, 340 Madison Av.
62d St., 40 East. $2,000. Pease & Elliman, 340 Madison Av.
63d St., 27-29 East. $1,700-$2,100. Pease & Elliman, 340 Madison Av.
Lexington Av., 901. $1,800. Douglas L. Elliman & Co., 421 Mad. Av.
68th St., 11 E. Marquand H'se. $1,800-$2,700. Pease & Elliman, 340 Madison Av.
72d St., 150 East. $1,500-$1,900. Pease & Elliman, 340 Madison Av.
81st St., 157 East. $900-$1,100. Pease & Elliman, 340 Madison Av.
83d St., 171 East. The Vendel. $900. J. Edgar Leaycraft & Co., 30 E. 42d St.
Park Av., 86th St., 103 E. C. Apts. $1,600. Douglas L. Elliman & Co., 421 Mad. Av.
P'rk Av.,86th St., 103 E. B Ap. $1,500-$1,800. Douglas L. Elliman & Co., 421 Mad. Av.
94th St., Park Av., 1,192-8. $300-$480. Payson McL. Merrill Co., Inc., 9 E. 44th.
172d St., Audubon Av., 165. Morrison. $360. Norman Denzer, 3,818 Broadway.

## MANHATTAN—EAST SIDE.

### SEVEN ROOMS.

15th St., 105 East. Swannanoa. $1,200. Pease & Elliman, 340 Madison Av.
23d St., Lexington Av., 1. $1,800. Gaines & Drennan Co., 25 E. 26th St.
27th St., 39-43 East. $1,000-$1,800. Pease & Elliman, 340 Madison Av.
30th St., 121 Madison Av. $1,800. Superintendent on premises.
53d St., 383 Park Av. 6th floor N. $2,500. D. L. Elliman & Co., 421 Madison Av.
53d St., 383 Park Av. 10th floor N. $2,800. D. L. Elliman & Co., 421 Madison Av.
53d St., 383 Park Av. 11th floor N. $2,800. D. L. Elliman & Co., 421 Madison Av.
53d St., 383 Park Av. 12th floor N. $2,800. D. L. Elliman & Co., 421 Madison Av.
53d St., 383 Park Av. 4th floor South. $2,600. D. L. Elliman & Co., 421 Madison Av.
56th, 144 East. Wellesbourne. $1,300-$1,800. Pease & Elliman, 340 Madison Av.
58th St., 116 East, Park Av. $2,100. Pease & Elliman, 340 Madison Av.
61st St., 535 Park Av. $2,000-$2,700. Pease & Elliman, 340 Madison Av.
Madison Av., 62d St., 40 East. $2,000-$3,000. Pease & Elliman, 340 Madison Av.
Madison Av., 66th St., 42 East. $2,700. Pease & Elliman, 340 Madison Av.
Madison Av., 68th St., 11 East. $2,300-$2,700. Pease & Elliman, 340 Madison Av.
Lexington Av., 72d St., 130 East. $2,200. Pease & Elliman, 340 Madison Av.
Park Av., 75th St., 105 East. $1,900-$2,800. Pease & Elliman, 340 Madison Av.
76th St., s. w., Park Av., 829. $1,500-$2,300. Pease & Elliman, 340 Madison Av.
77th St., s. w., Park Av., 850. $2,000-$2,750. Pease & Elliman, 340 Madison Av.
Madison Av., 77th St., 29 East. $950-$1,200. Pease & Elliman, 340 Madison Av.
78th St., s. e. cor. Park Av., 875. $2,600. Pease & Elliman, 340 Madison Av.
83d St., 122 E. Ap. 8 A. The Surrey. $1,500. Douglas L. Elliman & Co., 421 Mad. Av.
83d St., 122 E. Ap. 2 A. The Surrey. $1,200. Douglas L. Elliman & Co., 421 Mad. Av.
86th St., 103 E. A Apt. $2,000-$2,100. Douglas L. Elliman & Co., 421 Mad. Av.
87th St., Mad. Av., 1,190. King's Court. $1,200. John J. Kavanagh, 939 Madison Av.
90th St., 60 East. $516 per annum. Slawson & Hobbs, 162 West 72d St.
Park Av., 92d St., 69-75 East. $900-$1,000. Pease & Elliman, 340 Madison Av.
94th St., Park Av., 1,192-8. $300. Payson McL. Merrill Co., Inc., 9 E. 44th St.
118th St., 16 East. $25. Ruross Co., 155 West 14th St.
118th St., Lenox Av., 84. $360. E. Hoffmann, 61 West 118th St.
124th & Mad Av. Cambridge & Oxford. $33. De Peyster Realty Co., 32 Pine St.

## MANHATTAN—EAST SIDE.

### EIGHT ROOMS.

11th St., 2d Av., 175. The Ruth'd. $900-$1,000 J. Edgar Leaycraft & Co., 30 East 42d St.
4th Av., 17th St., 112 East. $1,000-$1,200. Pease & Elliman, 340 Madison Av.
30th St., Madison Av., 121. $2,300-$2,400. Superintendent on premises.
31st St., n. w. cor. Madison Av., 135. $2,000. Pease & Elliman, 340 Madison Av.
52d-53d Sts., Park Av., 375. $2,900. Montana Realty Co., 30 East 42d St.
55th St., s e c. 7th Av., 842-850. Wy'g. $2,800. Pease & Elliman, 340 Madison Av.
Park Av., 58th St., 116 East. $2,300-$2,600. Pease & Elliman, 340 Madison Av.
63d St., n. e. cor Park Av., 563. $3,000. Pease & Elliman, 340 Madison Av.
63d St., cor. Park Av., 571. Hetheri'n $1,800. J. Edgar Leaycraft & Co., 30 East 42d St.
Park Av, 63d St, 116 E "D" apts $2,100-$2,300 D. L. Elliman & Co., 421 Madison Av.
Park Av, 63d St, 116 E "C" apts. $2,000-$2,300. D. L. Elliman & Co., 421 Madison Av.
Park Av, 63d St, 116 E "D" apts $2,100-$2,300. D. L. Elliman & Co., 421 Madison Av.
MadAv,n w c 68th,11 E Mar'd H. $2,000-$3,500 Pease & Elliman, 340 Madison Av.
Lex. Av., n. e c. 72d St., 130 E. $2,100-$2,650. Pease & Elliman, 340 Madison Av.
75th St., Madison Av., 1,000. $2,000. P. McL. Merrill Co., Inc., 9 East 44th St.
76th St., s. e. c. Park Av., 829. $2,400-$3,000. Pease & Elliman, 340 Madison Av.
77th St., s. w. c. Park Av., 850. $3,200-$3,600. Pease & Elliman, 340 Madison Av.
Mad. Av. & 124th. Cambridge & Oxford. $83 De Peyster Realty Co., 32 Pine St.
82d, Mad. Av. & 82d St. Schermerhorn. $3,100. Princeton Construction Co., 30 E. 42d St.

## MANHATTAN—EAST SIDE.

### NINE ROOMS.

Park Av., 58th St., 116 East. $2,800. Pease & Elliman, 340 Mad. Av.
Park Av. 63d St, 116 E. "A" apts. $2,250-$2,500. Douglas L. Elliman & Co., 421 Mad. Av.
69th St., Madison Av., 789. $2,100-$2,400. Pease & Elliman, 340 Madison Av.
67th St., n. e. cor., Lex. Av., 901.$2,400-$2,900. Douglas L. Elliman & Co., 421 Mad. Av.
72d St., s. e. cor., Park Av., 755. $3,800-$4,300. Douglas L. Elliman & Co., 421 Mad. Av.
78th St., s. e. cor., Park Av., 875. $3,000. Pease & Elliman, 340 Madison Av.
83d St., n. e. cor., Park Av. 960. $2,700-$3,000. Douglas L. Elliman & Co., 421 Mad. Av.
82d, Mad. Av. & 82d St. Schermerhorn. $3,600. Princeton Construction Co., 30 E. 42d St.
83d St.n e c Park Av, 961. Han'r. $1,750-$3,000. Douglas L. Elliman & Co., 421 Mad. Av.
83d St.n e c. Park Av, 961. Han'r $2,100-$3,200. Douglas L. Elliman & Co., 421 Mad. Av.
87th St., Madison Av., 1,211. Clark. $1,800. E. A. Levy, 505 5th Av.
87th St., Madison Av., 1,211. Clark. $1,900. E. A. Levy, 505 5th Av.
87th, Mad. Av., 1,190-92. King's Court. $1,850. John J. Kavanagh, 939 Madison Av.
Park Av., East 89th st., 77. Meteor. $1,800. E. A. Levy, 505 5th Av.
Park Av., East 89th St., 77. Meteor, $1,500. E. A. Levy, 505 5th Av.
Park Av., East 89th St., 77. Meteor. $1,600. E. A. Levy, 505 5th Av.
96th n. w. cor. Park Av. Van C'land. $1,400. J. Edgar Leaycraft & Co., 30 E. 42d St.
114th St., Lenox Av., 84. $600. E. Hoffmann, 61 West 118th St.

## MANHATTAN—EAST SIDE.

### TEN ROOMS.

29th St., s e c. 5th Av., 247. Knickerb'r. $2,000. Pease & Elliman, 340 Madison Av.
62d St., n. e. cor. Park Av., 563. $6,000. Pease & Elliman, 340 Madison Av.
72d St., s. e. cor. Park Av., 755. $5,000. Douglas L. Elliman & Co., 421 Mad. Av.
77th St, s. w. cor. Park Av., 850. $4,000-$4,200. Pease & Elliman, 340 Madison Av.
80th St., Park Av., 925. $4,000. P. McL. Merrill Co., Inc., 9 East 44th St.

## MANHATTAN—EAST SIDE.

### ELEVEN ROOMS.

Lexington Av., 1. $4,500. Gaines & Drennan Co., 25 East 26th St.
53d St., n. e., Madison Av., 515. $3,200. Pease & Elliman, 340 Madison Av.
61st St., n. e., Park Av., 535. $6,500. Pease & Elliman, 340 Madison Av.
66th St., s. e., Mad. Av., 771. $6,000. Pease & Elliman, 340 Madison Av.
72d St., s. e. cor. Park Av., 755. $4,000-$4,500. D. L. Elliman & Co. 421 Madison Av.
80th St., Park Av., 925. $4,000 to $4,500. Payson McL. Merrill Co., Inc. 9 E. 44th St.
80th St., Park Av., 920. $4,500 to $5,000. Pease & Elliman, 340 Madison Av.
83d St., n. w. cor. Park Av., 960. $3,200. D. L. Elliman & Co., 421 Madison Av.
83d St., n. e. cor. Park Av. 960. $2,000-$3,300. D. L. Elliman & Co., 421 Madison Av.
85th at 5th Av., 3 East. $4,250. D. L. Elliman & Co., 421 Madison Av.


# Clarke Elevator Safety Appliances

*Durable, Reliable, Efficient and Noiseless*

*instantaneously shut off the power (either hydraulic or electric) when any door in the elevator shaft is open, thereby preventing accidents to persons getting on and off elevators, and from falling through open doors into the elevator shafts. No protruding or unsightly mechanism in the shaftway or on the elevator. No stopping for repairs to the safety system. The heavy plunger gate contacts lessen the noise incident to closing elevator gates. Inexpensive to install and no repair bills. Reduces by 80% the risk of claims for damages for elevator accidents and lowers liability insurance rate. The efficiency and durability of our elevator safety systems has been proven by several years use in such buildings in New York as the Hotels Imperial, Algonquin, Navarre, the Builders' Exchange and Atlantic Insurance Buildings. Our elevator safety system has many points of superiority over any other.*

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**Car Cannot Be Started While Any Door in Shaft Is Open**

(Except by Using Emergency Circuit Closer in Cab)

*Write for Circulars and Testimonials of Consulting Engineers and Architects.*

**Clarke Elevator Safety Appliance Company,**
**34 West 33rd Street, NEW YORK**

## MANHATTAN—EAST SIDE.

### TWELVE ROOMS.

52d St., Park Av., 375. $6,000.
Montana Realty Co., 30 East 42d St.
7th Av., 58th St., 135 West. $4,200.
Pease & Elliman, 340 Madison Av.
67th St., n. e. cor. Lexington Av., 901 $4,000.
Douglas L. Elliman & Co., 421 Mad. Av.
Mad. Av., n. w. c. 68th St, 11 E. $5,800-$6,000.
Pease & Elliman, 340 Madison Av.
70th St., s. w. cor. Park Av., 880. $4,500.
Pease & Elliman, 340 Madison Av.
82, n e c. Park Av, 909. "A" apts. $3,900-$4,000.
Douglas L. Elliman & Co., 421 Mad. Av.
107th St., 210-220-230 West. $1,000-$1,800.
Manager on premises.

## MANHATTAN—EAST SIDE.

### THIRTEEN ROOMS

61st St., s. e. cor. Madison Av., 667. $5,500.
Pease & Elliman, 340 Madison Av.
Mad. Av., n.w.cor. 68th. 11 E. $6,250-$6,500.
Pease & Elliman, 340 Madison Av.

## MANHATTAN—EAST SIDE.

### EIGHTEEN ROOMS.

69th, n. w. cor. Park Av., 640. $9,000-$12,000.
D. L. Elliman & Co., 421 Madison Av.

## BRONX.

### TWO ROOMS.

Simpson St., cor. 163d, 1,018 E. Hunts Pt. $300
A. Asent Co., on premises.

## BRONX.

### THREE ROOMS.

Simpson St., cor. 163d, 1,018 E. Hunts Pt. $300
A. Arent Co., on premises.

## BRONX.

### FOUR ROOMS.

Clinton Av., 2,136. $20.
Duross Co., 155 West 14th St.
Faile St., 1,057. $24-$22.
William Oppenheim, 793 Westchester Av.
163d St., Fox St., 961. Lorem. $384.
A. Arent Co., 1,014 East 163d St.
Free'n St., Wilkins Av, 1,317, 1,327, 1,337. $240
A. Arent Co., on premises.
Free'n St., Wilkins Av, 1,317, 1,327, 1,337. $288
A. Arent Co., on premises.
Hoe Av., 1,063. $24-$28.
William Oppenheim, 793 Westchester Av.
Simp. St., cor. 163d, 1,018 E. Hunts Pt. $480.
A. Arent Co., on premises.
Tinton Av., 760. $19-$21.
William Oppenheim, 793 Westchester Av.
Westche'r Av, cor. So. Boul. 1,058. Ches.H.$28.
Amer. Real Estate Co., 985 So. Boulevard.

## BRONX.

### FIVE ROOMS.

163d St., Fox St., 961. Lorem. $432.
A. Arent Co., 1,014 East 163d St.
Hoe Av., 1,083 and 1,045. $33-$35.
William Oppenheim, 793 Westchester Av.
Simpson St., cor. 163d, 1,018 E. Hunts Pt. $600.
A. Arent Co., on premises.
Tinton Av., 760. $22-$25.
William Oppenheim, 793 Westchester Av.
Westchester Av., Everg'n Av., 1,210. $25-$29.
American Real Estate Co., 985 So. Blvd.
W'ch'ter Av., Simpson, 1,040. H'I'w'd Ct. $30.
American Real Estate Co., 985 So. Blvd.
Westchester Av., 1,487. $26-$29.
American Real Estate Co., 985 So. Blvd.
W'chester Av., Wheeler Av., 1,211. $26-$30.
American Real Estate Co., 985 So. Blvd.

## BRONX.

### SIX ROOMS.

163d St., Fox St., 961. Lorem. $54.
1,014 East 163d St.
Hoe Av., 1,041. $40.
William Oppenheim, 793 Westchester Av.
163d St., Kelly St., 920-982. $432.
A. Arent Company on premises.
Simpson St., 163d St., 1,018 East. $660.
A. Arent Company on premises.
So. Blvd., Hunt's Point Av., 819-875. $372.
A. Arent Company on premises.
163d St., Tiffany St., 986. $300.
A. Arent Company on premises.
Westchester Av., Southern Blvd. 1,058. $38.
American Real Estate Co., 985 So. Blvd.

## BRONX.

### SEVEN ROOMS.

Faile St., 1,057. $45.
William Oppenheim, 793 Westchester Av.
163d St., Fox St., 981. Lorem. $660.
A. Arent Co., 1,014 East 163d St.
Hoe Av., 1,056. $45.
William Oppenheim, 793 Westchester Av.
163d St., Kelly St., 920 to 932. $480.
A. Arent Co., on premises.
Simpson St., 163d 1,018 E. Hunts Point. $720
A. Arent Co., on premises.
So. Boulevard, Hunts Point Av., 819-875. $420.
A. Arent Co., on premises.

## BRONX.

### EIGHT ROOMS.

Simpson St., 163d 1,018 E. Hunts Point. $1,000
A. Arent Co., on premises.

## YONKERS.

### FOUR ROOMS.

Highland Av., 246 So. B'way. Park Hill. $384.
American Real Estate Co., 527 Fifth Av.

## YONKERS.

### FIVE ROOMS.

Bayley Av., Lawrence Property Apts. $420.
American Real Estate Co., 527 Fifth Av.

## YONKERS.

### SIX ROOMS.

Post St., 92 Elliott Av. $480.
Duross & Co., 155 West 14th St.

## CITY HOUSES—WEST SIDE.

### NINE ROOMS.

88th St., 121-5 W., bet. Col. & Am. Avs. $1,000.
Warren & Skillin, 174 Fulton St.

## CITY HOUSES—WEST SIDE.

### TEN ROOMS.

130th St., 224 West. $900.
Tuxill Realty Co.

## CITY HOUSES—WEST SIDE.

### TWELVE ROOMS.

118th St., 145 West. $1,500.
J. Edgar Leaycroft & Co., 30 E. 42d St.

## CITY HOUSES—WEST SIDE.

### THIRTEEN ROOMS

47th St., 7 West. $3,500.
P. McL. Merrill Co., Inc., 9 East 44th St.

## CITY HOUSES—WEST SIDE.

### FOURTEEN ROOMS.

13th St., 159 West. $1,400.
Duross Co., 155 West 14th St.
*97th St., 48 West. $28,000.
B. F. Hill, 262 W. 20th St., N. Y.
49th St., 26 West. $4,000.
Pease & Elliman, 340 Madison Av.

* Indicates For Sale.

## CITY HOUSES—WEST SIDE.

### FIFTEEN ROOMS.

56th St., 46 West. $6,000.
P. McL. Merrill Co., Inc., 9 East 44th St.

## CITY HOUSES—WEST SIDE.

### EIGHTEEN ROOMS.

50th St., 4 West. $10,000.
P. McL. Merrill Co., Inc., 9 East 44th St.

## CITY HOUSES—WEST SIDE.

### TWENTY ROOMS.

52d St., 21 West. $6,000.
Pease & Elliman, 340 Madison Av.

## CITY HOUSES—EAST SIDE.

### TEN ROOMS.

53d St., 61 East. $2,300.
Pease & Elliman, Agents, 340 Madison Av.
82d St., 48 East. $2,500.
Pease & Elliman, Agents, 340 Madison Av.

## CITY HOUSES—EAST SIDE.

### TWELVE ROOMS.

37th St., 122 East. $2,500.
Pease & Elliman, Agents, 340 Madison Av.
38th St., 147 East. $2,500.
Pease & Elliman, Agents, 340 Madison Av.
39th St., 113 East. $3,500.
Pease & Elliman, Agents, 340 Madison Av.
40th St., 122 East. $3,500.
Pease & Elliman, Agents, 340 Madison Av.
69th St., 54 East. $2,400.
Pease & Elliman, Agents, 340 Madison Av.
75th St., 50 East. $2,300.
Pease & Elliman, Agents, 340 Madison Av.
73th St., 57 East. $2,500.
Pease & Elliman, Agents, 340 Madison Av.
80th St., 49 East. $5,000.
Pease & Elliman, Agents, 340 Madison Av.

## CITY HOUSES—EAST SIDE.

### FOURTEEN ROOMS.

55th St., 60 East. $3,000.
Pease & Elliman, 340 Madison Av.
57th St., 107 East. $3,300.
Pease & Elliman, 340 Madison Av.
60th St., 110 East. $2,750.
Pease & Elliman, 340 Madison Av.
74th St., 57 East. $3,500.
Pease & Elliman, 340 Madison Av.
77th St., 33 East. $2,400.
Pease & Elliman, 340 Madison Av.

## CITY HOUSES—EAST SIDE.

### FIFTEEN ROOMS.

10th St., 9 East. $3,000.
P. McL. Merrill Co., Inc., 9 East 44th St.
61st St., 53 East. $3,500.
Pease & Elliman, 340 Madison Av.
92d St., 25 East. $2,500.
Pease & Elliman, 340 Madison Av.

## CITY HOUSES—EAST SIDE.

### EIGHTEEN ROOMS.

54th St., 56 East. $4,000.
Pease & Elliman, 340 Madison Av.
68th St., 10 East. $4,500.
Pease & Elliman, 340 Madison Av.

## CITY HOUSES—EAST SIDE.

### TWENTY ROOMS.

56th St., 22 East. $7,000.
Pease & Elliman, 340 Madison Av.

## SUBURBAN HOMES

## WESTCHESTER COUNTY.

### FIVE ROOMS.

*White Plains. $4,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### SEVEN ROOMS.

*White Plains. $5,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*White Plains. $5,200.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*White Plains. $8,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*White Plains. $8,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### EIGHT ROOMS.

*White Plains. $8,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Yonkers, cor. G. V. Bvd. & Nor. Av. $13,000; $80.
Lawrence H. Tasker, 154 Nassau St., N.Y.C.
*Yonkers, Liv. Ter., Colonial Hts. $12,000; $75
Lawrence H. Tasker, 154 Nassau St., N.Y.C.

### NINE ROOMS.

*New Rochelle. $7,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*New Rochelle. $6,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*New Rochelle. 11,750.
Wykagyl Res'n, Inc., 20 Broad St., N.Y.C.
*White Plains. $8,250.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### TEN ROOMS.

*New Rochelle. $9,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*New Rochelle. $9,750.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*New Rochelle. $20,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*White Plains. $9,600.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*White Plains. $10,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*White Plains. $12,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Yonkers, Col'l P'k'y, Col'l Hts. $12,000; $75.
L. H. Tasker, 154 Nassau St., N. Y. City.
*Park Hill, Yonkers, Van Cor. Pk. Av. $22,000.
Amer. Real Estate Co., 527 5th Av., N. Y.

### ELEVEN ROOMS.

*Park Hill, Yonkers, Rockland Av. $15,500.
Amer. R. E. Co., 527 5th Av., N. Y. City.
*Park Hill, Yonkers, V. Cort. Pk. Av. $16,500.
Amer. R. E. Co., 527 5th Av., N. Y. City.
*Park Hill, Yonkers, Hill Crest Av. $16,500.
Amer. R. E. Co., 527 5th Av., N. Y. City.
*Park Hill, Yonkers, Park Hill Av. $30,000.
Amer. R. E. Co., 527 5th Av., N. Y. City.

### TWELVE ROOMS.

*New Rochelle. $14,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*New Rochelle. $20,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*New Rochelle. $28,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*New Rochelle. $32,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### FOURTEEN ROOMS.

*New Rochelle. $28,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### SIXTEEN ROOMS.

*New Rochelle, Wykagyl Park.
Wykagyl Res., Inc., 20 Broad St., N. Y. C.

## LONG ISLAND.

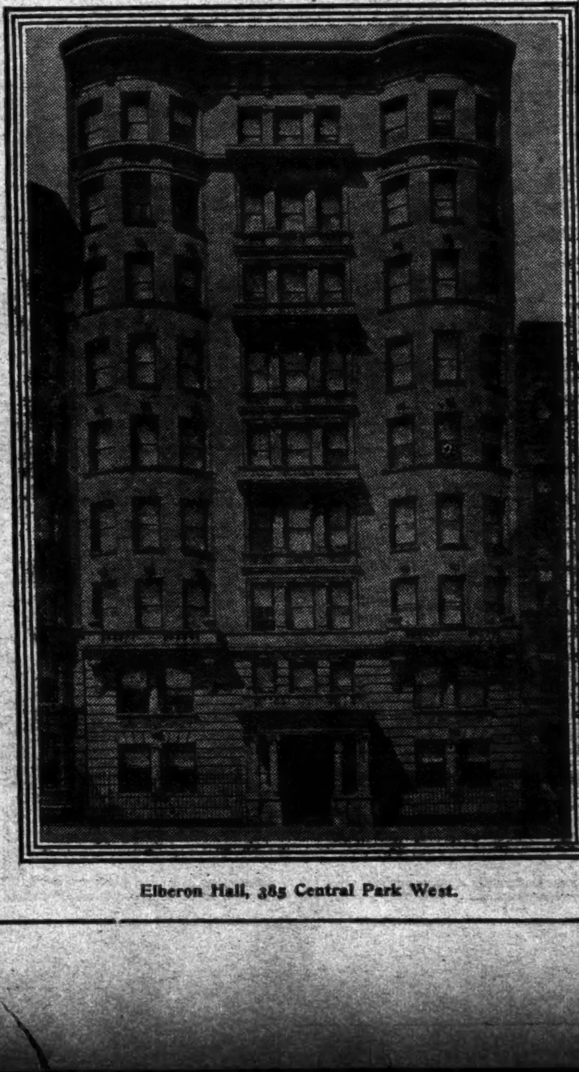
### SIX ROOMS.

*Freeport. $4,500.
New York Sub. Land Co., 34 W. 33d St.
*Hollis. $4,900.
New York Sub. Land Co., 34 W. 33d St.
*New Hyde Park. Covert Park. $5,000.
F. W. Meysenburg, 200 5th Av.
*Bellmore, Clinton St. $3,500.
M. C. Delile.

### SEVEN ROOMS.

*†Douglaston Pk., Virginia Road. $8,000; $65.
J. W. Doolittle, Woolworth Building.
*Flushing. $8,000.
New York Sub. Land Co., 34 W. 33d St.
*Flushing. $6,600.
New York Sub. Land Co., 34 W. 33d St.
*Hollis. $5,800.
New York Sub. Land Co., 34 W. 33d St.
*Hollis. $5,600.
New York Sub. Land Co., 34 W. 33d St.
*Hollis. $6,250.
New York Sub. Land Co., 34 W. 33d St.
*New Hyde Park. Covert Park. $5,500.
F. W. Meysenburg, 200 5th Av.

(Continued on Page 15.)



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UNION STREET, between Rogers and Nostrand Avenues. Two stories and cellar, bay window stone fronts, stone porches, artistically carved; 9 rooms and bath, hot-water heat, instantaneous gas water heater, electric fixtures, tiled mantels, with gas logs; kitchen floors and walls tiled, hardwood trim of the highest type and parquet flooring throughout; rear piazzas with southern exposure; walls decorated to suit purchasers; terraced fronts, trees and shrubbery; asphalt street; lot 127 feet deep.

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1,137 Lincoln Place, lime stone front, 8 rooms and bath; hardwood floors, steam heat; elegant transit facilities now; Eastern Parkway Subway will make purchaser a liberal profit at price offered.

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FOR SALE in best restricted section, five minutes station; ten rooms, two baths, sleeping porch, large living room, open fireplace, parquet floors, white enameled woodwork, mahoganyized doors — copper weather stripping, bronzed window screens, shades, decorations, etc., $8,900 and up. Apply Builder, John K. Turton, 201 Abingdon Road. Phone 89 Richmond Hill; or 101 Park Av., N. Y. Phone 6028 Murray Hill.

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A select home, with all rights and privileges to private beach, yacht club, dock and tennis courts; refined neighborhood, restricted location; an all-year home, with every modern improvement; this locality is the show place of L. I. An opportunity for some one; don't fail to look it up; only 35 minutes from Penn. Station. $500 needed; balance to suit; perfect title. McCaw, 243 West 34th St., N. Y.

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Standing on high elevation, surrounded with fine scenery; all modern improvements; large plot of fertile land; perpetual right of shore front goes with property; boating, bathing, fishing; use of dock and yacht club; only five minutes' walk to railway station; thirty minutes by rail to Penn. Station; investigate at once. Address H. W., box 38 Times.

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small bungalow on the water; all modern improvements; boating, bathing and fishing; $200 down, balance on easy terms; also small water front plot. Address Chance, 94 Times.

**A FARM IN HUNTINGTON.**

Near station; farm of 18 lots; all cleared; fine grounds; good location for Summer boarders; well adapted for raising chickens; price, $5,000; easy terms. Address E. F., 81 Times.

**BIG BARGAIN**

7-room house, all improvements; 4,000 sq. ft.; good garden soil, lawn, etc.; 30 minutes from Herald Square; must be sold at once; will take as low as $150 cash first payment, balance $18 each month. Bargain, Box 182 Times.

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Brick House; eight rooms, $10,500. Mortgage $6,600. Owner, 86 Beechknoll Road, Forest Hills Garden, L. I.

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**MODERN ARTISTIC RESIDENCE.**

**29 West 94th St.,**

newly decorated, 3-story and basement private dwelling; high-class residential neighborhood, near Central Park; lately renovated throughout; moderate rental to desirable tenant. TOCH REALTY COMPANY, owners, 120 5th Av., or your own broker.

QUEENS—FOR SALE OR TO LET.

## Business Is Good AT Kew Gardens

Surrounding Kew Station.
In the Beautiful Hills of Kew.

**15 Minutes From Herald Square**

Via Penn.-L. I. Electric Express Service.

**15 New Houses**

now under construction and ready for occupancy before October 1.

OTHER NEW HOUSES

just completed, ready to move into at once. Prices from $10,500 to $21,500, on convenient terms, to acceptable customers.

If you are in the market for a place to live that is more accessible to the heart of Manhattan than any other high class residence section of Greater New York

VISIT KEW GARDENS.

We offer also villa plots of exceptional beauty on reasonable terms.

Details on request from JOHN J. BRITTON, Marbridge Building, Broadway and 34th St., N. Y. Telephone Greeley 5250 and 5251. Representative at Kew Gardens office at Kew Station every day. Convenient trains to Kew: Leave Penn. Station, 33d St. and 7th Av., via L. I. R. R. Week Days—8:16, 9:07, 9:31, 10:19, 11:06, 12:00 A. M.; 12:40, 1:07, (Saturday only,) 3:06, 3:00, 3:36, 4:03, 4:20, 5:00, 5:15, 5:37 P. M. Sundays—8:24, 9:46, 10:41, 11:18 A. M.; 12:36, 1:08, 2:30, 3:03, 4:34, 5:25 P. M. Returning at frequent intervals.

LONG ISLAND—FOR SALE OR TO LET.

**Country Home ON THE WATER FRONT**

Beautiful North Shore of Long Island. 22 miles out; 10 minutes from station. Nine-room house, three baths; garage; dock, bathhouse; price reduced to $17,500; mortgage, $13,500; cheapest property on Long Island; good sandy beach; deep water. S. OSGOOD PELL & CO., Agents, Tel. Bryant—5610. 542 5th Ave., N. Y.

**$1,000 Below Appraisal!**

Business conditions require immediate disposal of 8-room home, containing every device for comfort and convenience. Superb site on hill summit—half hour away. Low price conditioned on quick sale. COLES, P. O. Box 1,041, N. Y.

**AT LAWRENCE**

For sale, modern nine-room house and garage; plot 80x326; fruit and shade trees; near station; low price. Post Office Box 218 Lawrence, L. I.

**DOUGLAS MANOR**

The ideal north shore suburban home; 22 minutes by electric train from Pennsylvania Station; boating, bathing, fishing; have two bargains in nine-room stucco houses on large plot and fine corner plot overlooking bay and Sound. Write or call for photos and full particulars. J. HART WELCH, Douglaston.

**Bargain—Bargain—North Shore**

Must sell house at Great Neck on quarter acre plot; stucco, tile roof, hardwood trim; hot water heat; high elevation; $2,500 under actual cost; 9 rooms; quick decision; no lookers. Address Bargain, 148 Times.

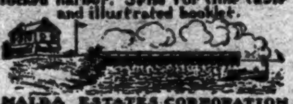
**At GRENWOLDE—Great Neck, L. I.**

Beautiful new Dutch Colonial house, 10 rooms, 3 baths, right of way to water; big bargain. P 238 Times Downtown.

LONG ISLAND—FOR SALE OR TO LET.

## MALBA ON-THE-SOUND

The nearest high class water front residence property around New York. 26" to Pennsylvania Station (50 trains a day) Houses with waterview $8900 up. Waterfront plots at reasonable prices; convenient terms. Station on property. Pier, deep water anchorage and landlocked harbor. Send for time table and illustrated booklet.



MALBA ESTATES CORPORATION
47 W. 34th St., N. Y. 'Phone Greeley 3802.

**Start a Chicken Farm**
**$150 IS ALL YOU NEED**

and be independent; balance $3 weekly will buy a dandy poultry farm, with well built house; 6 large rooms, range, stationary tubs, big concrete cellar, in greatest poultry country; population 7,000; trolley and railroad; one hour from city; handy to station and beautiful harbor; very healthy climate; good markets right in town; all kinds of factories; all year work to be had here; soil just suited for poultry and farming. Address FARM, Box 188 Times.

**"STAY-A-WHILE"**

The Bungalow Colony Fronting on the Atlantic Ocean, Opposite Bay Shore, L. I.
BUNGALOWS $1,300 UP. SITES $350 UP
We still have a few for rent.
Send for Booklet "A" and Visit the Property at Our Expense.
STAY-A-WHILE BEACH ESTATES
201 Fulton St., Brooklyn. Phone 4050 Main.

**LIVE IN THE PINES**

and enjoy the wonderful tonic air at

**Brentwood, Long Island**

Bungalows, Cottages and Plots on easy terms.
BRENTWOOD REALTY CO.
1 West 34th St., New York.

ALL-YEAR BUNGALOW, water front rights, all improvements; on Long Island, 23 miles from Penn. R. R. Station. Must sell quickly. Easy monthly payments. A bargain. S. EICHEN, 242 West 34th St., New York. 'Phone 1760 Greeley.

**Rent, then Buy!** New, artistic, 8-room, all-year residence, remarkably situated, right on golf course, 400 feet from Country Club; 2 baths, big living room, architecturally perfect. Prefer sell outright, but willing to rent to proper party with purchase privilege, rent to apply. Easy terms. For permit to inspect address JOYCE, P. O. Box 416, New York.

LONG ISLAND—FOR SALE OR TO LET.

**FOR SALE or TO RENT**

**An All-The-Year-Around Home Within the City Limits in Douglas Manor, Douglaston, L. I.**

A residence park where 60 New York business men have built their homes. Electric express trains on 20 minute schedules to Penn. Depot. Police and fire protection, schools, etc.

*House has 10 large rooms, 3 baths, and a basement laundry; on plot about 112 feet square, overlooking Long Island Sound; bathing beach 200 feet away; portable garage on premises.*

Call or address
M. G., West Drive and Beverly Road, Douglaston, L. I.

**AT DOUGLASTON PARK,**

on the North Shore of Long Island overlooking Little Neck Bay, 22 minutes from Herald Square.

A NEW SEVEN-ROOM SEMI-BUNGALOW

on 80x100, shaded by grand old trees, built by day's work, every modern improvement. Owner obliged to leave city, offers it for $8,000, $1,000 down, balance as rent.

A SPLENDIDLY BUILT HOUSE,

hollow tile construction, two baths, hardwood trim, parquet floors, large verandas, with cement tile floors, Spanish tile roof. Every modern convenience, including vacuum cleaner. A bargain, $11,500, $1,500 cash, balance as rent.

AT BARGAIN PRICES,

choice building sites near station and trolley, covered with many large trees.

WE WILL BUILD FOR YOU.

All you need is $1,000 cash. We furnish the balance and let you repay in easy monthly or quarterly installments. We furnish plans and attend to all details, delivering you a completed house at an agreed price.

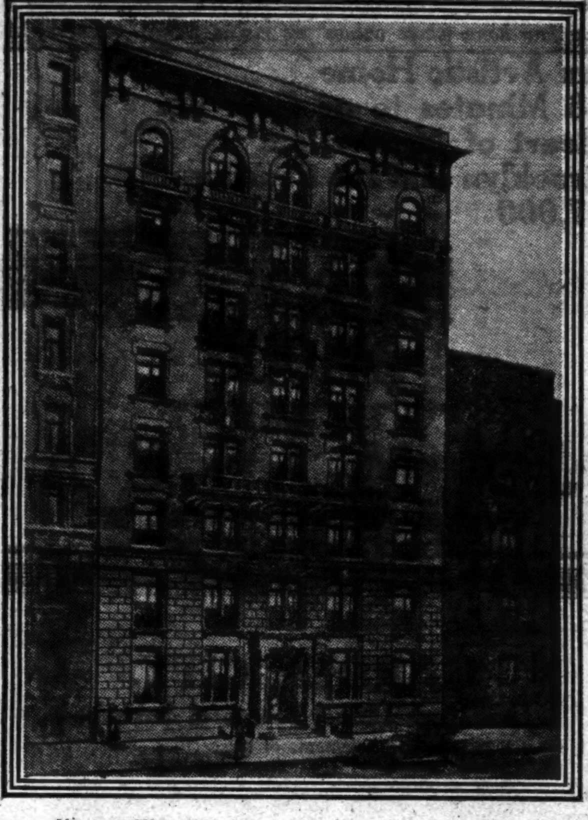
J. W. DOOLITTLE,
ROOM 2,305, WOOLWORTH BUILDING,
PHONE 7294 BARCLAY.

**A Great Sacrifice**

because of death of owner; valuable Sound front suburban residence; 8 acres; dwelling, garage, conservatory, stable, and outbuildings; private dock and landing; walks, trees, plants, shrubs; excellent condition; 30 minutes from Penna. Station; terms arranged. Also 3 small residences adjoining above, with Sound front. Executor, 156 Times Downtown.

**IDEAL COUNTRY HOME**

Very pretty cottage of 5 large, airy rooms; everything clean; house in first-class condition; improvements, with nearly 2 acres of fine land, magnificent location; close to station and trolley; town of 7,000; all kinds of stores; handy to good boating and fishing; just suited for poultry raising; very high land; possession at once; will take $150 cash, balance about $15 a month. C. SEAMAN, 171 Flatbush Av., B'klyn, until 8 P. M.



No. 302 West 92d Street, Adjoining West End Avenue.

# MUST BE SOLD

The owner of this house built it for his own use. The land (¾ acre) and the house cost him $35,000. A change of business arrangements made it impossible to occupy the house himself. He wants to dispose of it quickly and is willing to sacrifice it for an immediate sale. He has authorized me to sell it for $25,000. He might take less. It is beautifully located on one of the highest points in Westchester County near New Rochelle, convenient to the main arteries of transit.

Large Reception Hall, Living Room, Dining Room, Sun Parlor, Butler's Pantry and Kitchen on First Floor.

Five Master's Bed Rooms, Three Servants' Rooms, Three Bath Rooms and Large Dressing Room on 2nd Floor.

Two Bed Rooms and Three Large Linen Closets on 3rd Floor.

Laundry in light airy basement—concrete floors—modern heating—open fireplaces—attractive grounds.

Address W. A. ROWSEY,
20 Broad Street, N. Y. C.
Telephone, Rector 4331.

## MANHATTAN—FOR SALE OR TO LET.

West Side.

### MAGNIFICENT RESIDENCE

Inquire on premises,
No. 45 West 74th Street.

### Ideal Stucco Home.

Just completed; restricted section; 9 rooms, 2 baths, (tiled,) sleeping porch, panel dining room, beam ceilings, parquet floors, modern improvements; lot 50x100; high ground; block Van Cortlandt Park; view of Hudson. Bargain at $9,500. Take Broadway Subway and trolley to city line, or Putnam R.R. to Caryl. Daniel Swanston, Landscape and Wellesley Avs., Yonkers. Telephone 3160 Yonkers.

AN UNUSUAL BARGAIN.

### 218 West 78th St.

For Sale—Modern 4-story and basement brownstone dwelling; attractive interior arrangement; convenient to Subway and street cars; price $22,000; mortgage to suit; caretaker on premises. PEASE & ELLIMAN, 165 West 72d St. Tel. 6800—Col.

### 81 SEVENTH ST.

Five-family house for sale or exchange for clear city or country property; mortgage $17,000, 5 per cent.; guaranteed rental, $2,000 per annum.
Joseph Elsener, Owner, Scarsdale, West. Co., N. Y.

East Side.

Appellate Division
Removes
Murray Hill Restriction.
For Sale
No. 257 Madison Av.,
Bet. 38th and 39th Sts.,
FORMER RESIDENCE OF JAMES SPEYER, ESQ.
4-story, basement and cellar residence, 27x72x115.
Suitable for Alterations Into Apartments.

MORGENTHAU JR CO
95 LIBERTY ST., N. Y.

FARMS.

### Year's Income $6,700

245 Acres. Price $6,500.

This splendid general farm produced crops valued at $6,710 last year; pasture for 35 head of cattle, flock of sheep, 12 horses, other stock; ideal location on edge of village and on main macadam road to big city markets; streams flow through property; 125 acres black and clay loam fields; valuable wood and timber; three good orchards; 2-story 12-room residence, 78-ft. basement barn, 9-room tenant house; other barns; 3 poultry houses; numerous other buildings; owner unable to care for it longer, and if taken now you get one half of all growing crops with the price for all only $6,500, on easy terms; details and traveling directions, page 7, "Strout's Farm Catalogue 37," just out; copy free. E. A. Strout Farm Agency, Station 1096, 47 West 34th Street and 150 Nassau St., New York.

### MARYLAND BLUE GRASS FARM.

$22,000 Residence. $10,000 Barn.
A most atractive Old Homestead
Everything in Best Condition.
Get particulars.
J. LELAND HANNA, Baltimore, Md.

### OLD HOMESTEAD

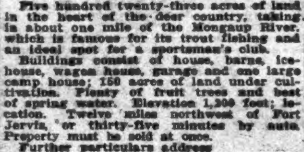
Needs few repairs; 8 rooms, full cellar; outbuildings, shade trees; ideal location for good paying boarding house or poultry plant; property all fenced in; need $200 cash, balance $18 per month; title guaranteed; address V. Marsh, 171 Flatbush Av., B'klyn; can be seen until 8 P. M.

## NEW YORK STATE—SALE OR LET.

### A BUNGALOW LIKE THIS FOR $1700

ON LAKE MAHOPAC, N.Y., WITH PERMANENT WATER RIGHTS AND BOAT MOORING; ONE HOUR AND A HALF FROM YOUR BUSINESS. PLOTS QUARTER ACRE OR MORE, FROM $600 UP.

PHOTOS OF EXTERIORS AND VIEWS OF PROPERTY BY MAIL FROM N. W. WALKER, 40 WEST 32D ST., N. Y. PHONE MAD. SQ. 9360.



THIS COSEY LITTLE BUNGALOW

OVERLOOKING THE LAKE, WITH WATER PRIVILEGES, FOR $1,400.

All improvements, one-half acre Plots as low as $500.

LAKE ANTRIM BUNGALOW COLONY,
Suffern, New York.

### LARGE TRACT OF LAND AT A BARGAIN

Five hundred twenty-three acres of land in the heart of the deer country, taking in about one mile of the Mongaup River, which is famous for its trout fishing and an ideal spot for a sportsman's club.

Buildings consist of house, barns, icehouse, wagon house, garage and one large camp house; 150 acres of land under cultivation. Plenty of fruit trees and best of spring water. Elevation 1,200 feet; location. Twelve miles northwest of Port Jervis, or thirty-five minutes by auto. Property must be sold at once.

Further particulars address
F. L. BARLOW
PORT JERVIS, N. Y.

### ARTIST'S BUNGALOW

Situated in the mountains at Monroe, Orange County, N. Y., charming and picturesque home, with magnificent views and up-to-date improvements; furnished, ready for occupancy; spacious verandas, stable, and garage; eight acres wooded land; inducement, price and terms. Lambert, Room 1,728, Woolworth Building, N. Y. Telephone 6984 Barclay.

### THE WESTHOLM

A most comfortable and pleasant home for nice people; golf and tennis; accommodations for forty guests. Apply Mrs. Harold G. Kling, Stamford, Delaware Co., N. Y.

## WESTCHESTER—SALE OR TO LET.

Charming country home, hollow tile stucco dwelling, 8 bedrooms, 3 baths, every improvement; garage; large grounds; beautifully laid out, shrubbery and fruit trees. Offered for sale at a great bargain.

FOX REALTY COMPANY,
22 EAST 42D ST.

### 25 ACRES—$12,000.

Large State road frontage, hour from Grand Central; 16 room house, large stable; high elevation; excellent neighborhood; extensive panoramic views. Estate to be settled.
FOX REALTY COMPANY, 22 East 42d St.

## WESTCHESTER—SALE OR TO LET.

### Beautiful New Houses

Ready for Immediate Occupancy

PARK HILL
On-the-Hudson

NEW YORK'S most beautiful, most accessible and best established suburb. Visit Park Hill and investigate its merits at first hand.

You may buy a house or have one built to your order on terms equivalent to your apartment rent.

How to Reach Park Hill: (1) Take Broadway [illegible] Van Cortlandt Park, then Broadway [illegible] Park Hill; or (2) take [illegible] Avenue Elevated to 155th [illegible] Putnam Division train to Park Hill Station.

For information, beautiful book of views and list of houses offered for sale, write

American Real Estate Company
527 Fifth Avenue, N. Y. 533
Sales Office at Park Hill open every day

### Desirable Houses

FOR SALE OR RENT.

Near Bronxville Station, Hotel Gramatan and Country Club. Also unimproved property suitable for country residences.

THE RESIDENCE COMPANY OF LAWRENCE PARK
542 FIFTH AVENUE, NEW YORK
AND BRONXVILLE.

### Yonkers Estate to be Settled.

Will sacrifice two splendidly constructed houses, 8 rooms and bath each, on plots 50x150. Located in one of the best residential sections of Yonkers, one block from North Broadway, two blocks from Park Avenue trolley. These properties are easily worth $7,000, and show a good income on that figure, but they must be sold. No reasonable offer refused. Terms $500 down, balance to suit your convenience. Investigate the biggest bargain in Yonkers.

P. H. J. DALY,
170 Broadway, New York City.

### BEAUTIFUL ESTATE

7 Acres

Commuting distance; house, 5 master's rooms, 3 baths, 2 servants' rooms; garage, quarters for chauffeur; price $20,000, fully furnished. Further particulars, Seaman Lowerre & Co., 15 East 40th St., N. Y.

### ALONG THE HUDSON. ALONG THE SOUND. ALONG THE HILLS.

SALE OR RENT.
KENNETH IVES & CO.,
7 East 42d St., N. Y. Tel. Murray Hill 6057.

Edw. C. Griffin & P. H. Collins
PROPERTY OF THE BETTER CLASS IN
Larchmont and Vicinity.
Bank Bldg., LARCHMONT, N. Y. Phone 332.

ALONG THE SOUND & HUDSON
and Throughout Westchester County,
PARTICULARLY BRONXVILLE, SCARSDALE, BRIARCLIFF, RYE, etc.
Fish & Marvin
527 Fifth Ave., New York
Phone: [illegible] Murray Hill

## WESTCHESTER—SALE OR TO LET.

### BUNGALOW COLONY.

The Only One Actually in the Village of Larchmont.

It is located between the water and the station, and is recognized as being the most picturesque in the vicinity; its fine forest trees and rugged, rolling character give it the rustic effect so essential to a proper setting for a bungalow or semi-bungalow.

Come and see the homes of our members who have already built and those which are now under construction.

For $5,000 you can get an artistic home of six or seven rooms and bath on a large plot, small payment down, balance like rent; our booklet will inform you of particulars.

LARCHMONT COLONY,
Room 1,605, 40 West 32d St.,
Phone 3960 Madison. New York City.

### Let Us Build a Home for You with Your Rent Money on the LAWRENCE PROPERTY

at Riverdale Avenue and Valentine Lane, South Yonkers.

Great bargains in one of the most accessible, healthful and thoroughly established suburban districts near New York. Lots $1,000 up.

Visit the property yourself today by taking Broadway Subway express to Van Cortlandt Park then trolley to Valentine Lane or by New York Central main line trains to Ludlow station in 30 minutes. For maps, photos, etc., address

American Real Estate Company
Room 333 527 Fifth Avenue

KITCHEWAN HILLS,
WESTCHESTER CO., N. Y.

600 feet above the sea; one mile from N. Y. Central station at Croton, on Hudson; about one hour from Grand Central Station. Building sites 2 acres, with large trees, $3,500. In real country; exceptional neighborhood; magnificent view of Hudson River for 25 miles.

TWO PICTURESQUE OLD ENGLISH HOUSES,

solid concrete, new, now for sale under $20,000, with acreage; also choice estate, 60 acres, same view, $35,000; might consider leasing.

JOHN F. SCOTT,
47 West 34th St., N. Y. City.

### GET THE FACTS

You might as well get just what you want in a home or a plot; you can, by consulting—before you buy or rent, the

COOLEY REALTY CO.,
SPECIALISTS IN HIGH-CLASS PROPERTIES, MT. VERNON, PELHAM, AND VICINITY.
39 Prospect Av., Mt. Vernon. Tels. 3400-01.

New House. Larchmont, N. Y. Lot 50x100.
8 Rooms and Bath, Hot Water Heat, Gas and Electricity. $5,500. Easy Terms. Worth $7,000.
DOERING & KISTNER,
New Rochelle, N. Y.
25 North Ave. Phone 462.

### ESTATE FOR RENT

At Scarsdale.—Four acres, residence, 14 rooms, 3 baths, stable, garage, hennery; abundance fruit and shade trees. Elegantly laid out ground.

For Rent—$2,000 per annum; attractive sales price.

JOSEPH ELSENER, Scarsdale, N. Y.

### SCARSDALE.

Unfurnished Residence $1,300 Per Annum.
14 rooms, 3 baths; corner location, within easy access station.
Joseph Elsener, Owner, Scarsdale, N. Y.

## LONG ISLAND.

### EIGHT ROOMS.

*Flushing. $8,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Flushing. $7,700.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Flushing. $8,250.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. $5,750.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. $6,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. $6,800.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. $7,250.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Hollis. $4,250.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Hollis. $11,750.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*†Huntington. $12,500, $65 month.
Pease & Elliman, Agts., 340 Mad. Av., N.Y.

### NINE ROOMS.

*Flushing. $12,750.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Hollis. $6,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Hollis. $6,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Woodmere, West Broadway. $150.
P. McL. Merrill Co., Inc., 9 E. 44th, N. Y.

### TEN ROOMS.

*†Douglaston Pk., Dart'h Rd. $12,500, $1,000.
J. W. Doolittle, Woolworth Bldg., N. Y.
*Flushing. $7,700.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Hollis. $10,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Hollis. $12,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*†Locust Valley. $35,000, $2,000.
Pease & Elliman, 340 Madison Av.
*New Hyde Park, Covert Park. $8,000.
F. W. Meyenberg, 309 5th Av., N. Y. C.

### ELEVEN ROOMS.

*Flushing. $9,500.
N. Y. Sub. Land Co., 34 W. 33d, N. Y.
*Flushing. $11,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. $20,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*†Great Neck Estates. $14,000, $900.
Payson McL. Merrill Co., 9 E. 44th, N. Y.
*†Syosset. $50,000, $2,000.
Pease & Elliman, 340 Madison Av., N. Y.
*St. James. $15,000.
Pease & Elliman, 340 Madison Av., N. Y.
*Merrick, Kirkwood Av. $10,000.
Henry J. McCord.

### TWELVE ROOMS.

*Freeport. $18,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### FOURTEEN ROOMS.

*Flushing. $16,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. $20,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*†Huntington. $32,000, $1,000.
Pease & Elliman, 340 Madison Av., N. Y.
*Bellmore, Merrick Road. $15,000.
A. E. McCord.

### FIFTEEN ROOMS.

*Freeport. $15,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Freeport. $18,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### SIXTEEN ROOMS.

*Brookville. $60,000.
Pease & Elliman, 340 Madison Ave., N. Y.
*Woodmere, West Broadway. $1,000.
P. McL. Merrill Co., Inc., 9 E. 44th St. N.Y.

### EIGHTEEN ROOMS.

*Cedarhurst, Ocean Avenue. $70,000.
P. McL. Merrill Co., Inc., 9 E. 44th St. N.Y.

### NINETEEN ROOMS.

*St. James. $80,000.
P. McL. Merrill Co., Inc., 9 E. 44th St. N.Y.

## NEW JERSEY.

### FIVE ROOMS.

*Maywood, near Dells Boulevard. $2,350.
Industrial Savings & Loan Co.

### SIX ROOMS.

*East Orange. $7,900.
New York Suburban Land Co., 34 W. 33d.
*Grantwood, Jeannette Way. $4,300.
Industrial Savings & Loan Co.
*El Mora, Elizabeth, Sum. Rd. & Pk. Av. $5,300.
J. W. Doolittle, Woolworth Bldg.
*Maywood, near Dells Boulevard. $2,600.
Industrial Savings & Loan Co.
*Maywood, Ruby Av. $4,100.
Industrial Savings & Loan Co.
*Westfield. $2,750.
New York Sub. Land Co., 34 W. 33d St.
*Westfield. $4,000.
New York Sub. Land Co., 34 W. 33d St.

### SEVEN ROOMS.

*East Orange. $8,850.
New York Sub. Land Co., 34 W. 33d St.
*Elizabeth. $4,300.
New York Sub. Land Co., 34 W. 33d St.
*Grantwood, Hillside Av. $4,500.
New York Mortgage Co.
*Montclair. $12,000.
New York Sub. Land Co., 34 W. 33d St.
*Ridgewood. $6,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Ridgewood. $8,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Ridgewood. $12,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### EIGHT ROOMS.

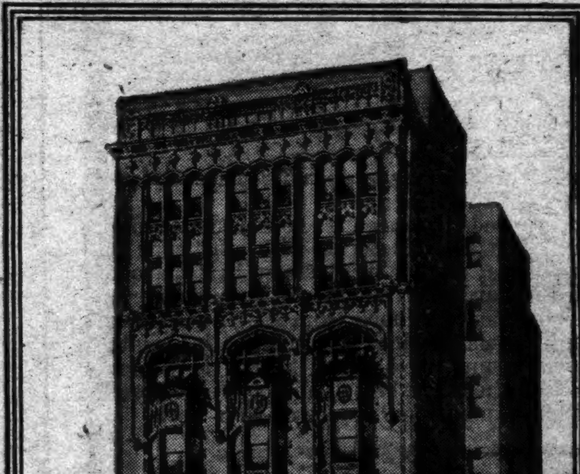
*East Orange. $8,900.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Ridgewood. $8,250.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Westfield. $5,700.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### NINE ROOMS.

*Elizabeth. $5,200.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair. $9,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair. $10,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair. $10,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair. $12,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair. $15,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Ridgewood. $6,550.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Ridgewood. $8,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Ridgewood. $8,650.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Ridgewood. $10,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Westfield. $7,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Westfield. $7,200.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Westfield. $8,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Westfield. $12,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### TEN ROOMS.

*Elizabeth. $4,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Elizabeth. $4,450.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Grantwood, Lafayette Av. $10,000.
Industrial Savings & Loan Co.
*Leonia, Highwood Av. $7,250.
Industrial Savings & Loan Co.
*Montclair. $9,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.



Non-Housekeeping Apartments, 33 West Fifty-first Street.


# IF YOU WANT AN IDEAL HOME,

in a beautiful town 50 minutes from New York, with the best train service (first stop for through expresses); if you want it in an ideal restricted spot, convenient of access, on the seashore, pleasant all the year; if you want to pay on terms easier than rent, let us tell you of what we offer at

# SHIPPAN POINT,

### On the Sound, Stamford, Conn.

Prosperous, progressive city of 35,000; exclusive, refined, beautiful neighborhood; near select schools, hotels, yacht club, etc.; fine streets; delightful views, every improvement installed. Lots ready for building. Some just completed dwellings offered at profit-shaved prices and easy terms of payment. Price less than charged in any other first-class residential neighborhood. Trolley passes door. New York stores deliver daily. Lots on Shippan Ave., Ocean Drive North, Auldwood Road, Chesterfield Road, Lanark Road. Some lots and homes sold. Make selection now. Values advance fast here. Charm of city, country and seashore combined. Overlooking Sound and $350,000 park. Chesterfield Inn, on tract, open all year. Bathing beach and tennis courts reserved for purchasers. Ideal place for young couples.

Detailed information yours for asking. Office on premises. Send for Booklet C.

### ATLANTIC REALTY COMPANY

Shippan Avenue, Stamford, Conn.

THOS. N. COOKE, President. FRANK B. GURLEY, Secretary.

NEW JERSEY—FOR SALE OR TO LET.

A home like this located in most beautiful and healthful section near N. Y. available on easy terms; co-operative society. Each member has half acre or more. Garden, fruits, poultry. Address Secretary, Box 66, Montvale, N. J.

**FARM** 10,000 Sq. Ft. **$198**

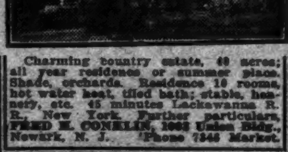
Pennsylvania Railroad now being electrified. Within 40 minutes. Water and gas on property. Only a few left.

You can have this 4 or 5 room cosy house, including large plot of land for $875. Several hollow tile cottages ready to move in.

Choice of 5 or 10-acre Farms.

J. HOFFMAN, Room 116
25 CHURCH STREET, CITY.

**Florham Park, N. J.**



Charming country estate, 40 acres; all year residence or summer place. Shade, orchards. Residence 16 rooms, hot water heat, tiled bath; stable, hennery, etc. 45 minutes Lackawanna R. R., New York. Further particulars, FRED H. CONKLIN, 1003 Union Bldg., Newark, N. J. 'Phone 7346 Market.

**FARM BARGAINS**

200 money-making farms. Biggest bargains anywhere. Fully described in our July Catalog T. Free on request. Select Farm Agency, Flemington, N. J.

NEW JERSEY—FOR SALE OR TO LET.

**138 ACRE** Stock Farm; one of the richest money-making farms in New Jersey, to be sold at a big sacrifice, including 7 Holstein cows (registered), 4 valuable horses, 300 chickens, ducks, turkeys, 70 acres planted in corn, rye, wheat, potatoes, timothy, clover hay; crops look fine; cuts 50-60 tons hay; well-built 9-room house; 7 farm outbuildings, brook, fruit orchard, etc.; near town, only 1¼ hours out; big bargain $7,500; part cash. Particulars,

Wm. O. Grafner, 140 East 42d St., New York. 1914 Farm Catalogue free.

CONNECTICUT—FOR SALE OR TO LET.

WATER FRONT BUNGALOW SITES AT SHIPPAN POINT

AT SHIPPAN POINT, STAMFORD, CONN.

6½ acres, fronting on Shippan Av.; the only water front on the Point still available for low priced bungalows; riparian rights; fine large residence on the property; substantially built; beautiful trees, shrubbery and garden; would make excellent home or road house; three bungalows just finished; 50 more could be erected and readily rented; for sale in whole or in part.

**COOLEY REALTY COMPANY,**
30 PROSPECT AV., MOUNT VERNON, N. Y.
Telephone, 8400-8401.

**CONSULT ME NOW.**

I can quote with definiteness the best purchase price or rental figure on property in

**GREENWICH, CT.,** AND VICINITY

FARMS, ACREAGE, SHORE ESTATES, COUNTRY ESTATES, COTTAGES, VILLAS. Call, 'phone, or write for my special list.

**LAURENCE TIMMONS,**
Opp. R. R. Station, Greenwich, Ct. Tel. 456.

**GREAT SACRIFICE**

Beautiful high grade shore property, direct on water, one hour from New York; new, complete in all details; all latest improvements; cut Stone Castle of 17 rooms; stone garage; beautiful park; will sell less than half cost if sold at once, and terms to suit. T. EUPHRAT, South Norwalk, Conn.

AN Attractive Country Home & Farm for sale at Ridgefield; about 40 acres of land; good stream, small pond; large master's house, caretaker's house, stable, garage, etc.; buildings all in good condition and supplied with never-failing spring water by gravity. For full particulars regarding same address ADAMS & KEELER, (Tel. 36,) Ridgefield, Conn.

Farms Orchard Lands Country Estates

[illegible] Newtown, Connecticut. [illegible] A. W. Reynolds REAL ESTATE FARMS

$15 to $75 an Acre—75 Miles from New York.

## NEW JERSEY.

### TEN ROOMS.

*Montclair. $10,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair. $11,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Montclair. $12,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Morsemere, Roff Av. $6,000.
Industrial Savings & Loan Co.
*Westfield. $10,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Westfield. $11,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### ELEVEN ROOMS.

*Westfield. $9,500.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### TWELVE ROOMS.

*East Orange. $7,600.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*East Orange. $7,700.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*East Orange. $8,300.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Elizabeth. $5,880.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Elizabeth. $5,950.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Elizabeth. $5,850.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Elizabeth. $5,900.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Essex Falls. $20,000.
Pease & Elliman, 340 Madison Av., N. Y.
*†Morristown. $30,000; $1,800.
Pease & Elliman, 340 Madison Av., N. Y.

### THIRTEEN ROOMS

*Ridgewood. $22,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### FOURTEEN ROOMS.

*W. Orange, Eagle Rock & Prospect. $35,000.
P. McL. Merrill Co., Inc., 9 E. 44th St., N.Y.

### FIFTEEN ROOMS.

*East Orange. $8,800.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
†Morristown. $20,000; $1,800.
Pease & Elliman, 340 Madison Av., N. Y.
*Morristown. $30,000.
Pease & Elliman, 340 Madison Av., N. Y.
*Sterling. $22,000.
Pease & Elliman, 340 Madison Av., N. Y.
*West Orange, Putnam & Gregory. $45,000.
P. McL. Merrill Co., Inc., 9 E. 44th St., N.Y.

### SIXTEEN ROOMS.

Pease & Elliman, 340 Madison Av., N. Y.
*East Orange. $9,680.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*East Orange. $9,800.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*East Orange. $10,290.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Elizabeth. $11,000.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*Elizabeth. $18,200.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.
*†Morristown. $30,000; $2,000.
Pease & Elliman, 340 Madison Av., N. Y.

### SEVENTEEN ROOMS.

*Ridgewood. $15,400.
N. Y. Sub. Land Co., 34 W. 33d St., N. Y.

### EIGHTEEN ROOMS.

*Alpine, Hudson Boulevard. $38,000.
P. McL. Merrill Co., Inc., 9 E. 44th St., N.Y.C.
*†Morristown. $90,000. $2,000.
Pease & Elliman, Agts., 340 Mad. Av., N.Y.

### TWENTY ROOMS.

*Plainfield, Central Av. $50,000.
P. McL. Merrill Co., Inc., 9 E. 44th St., N.Y.C.
*Bernardsville. $40,000.
Pease & Elliman, Agts., 340 Mad. Av., N.Y.
*†Morristown. $55,000. $3,500.
Pease & Elliman, Agts., 340 Mad. Av., N.Y.

### TWENTY-FIVE ROOMS.

*†Near Plainfield. $50,000, reasonable.
Pease & Elliman, Agts., 340 Mad. Av., N.Y.

## CONNECTICUT.

### ELEVEN ROOMS.

*New Canaan, Oenoke Av. $35,000.
P. McL. Merrill Co., Inc., 9 E. 44th St., N.Y.C.

### FOURTEEN ROOMS.

*New Canaan, Oenoke Av. $60,000.
P. McL. Merrill Co., Inc., 9 E. 44th St., N.Y.C.

## COUNTRY HOUSES TO LET—Furnished.

### A Comfortable, Homelike FURNISHED HOUSE BY THE SEA AT NEW LONDON, CONN.

FOR RENT BY THE SEASON OR BY THE YEAR.

Reasonable rates for the balance of the season. Situated on Pequot Av., 3-8 mile north of Pequot Dock; 3 acres of ground, including garden; house contains 16 rooms, three bath rooms, (one private,) four toilets; piazza 3-4 around the house, part of same being 24 feet wide; also sun room; house fully furnished (except linen, blankets, and silver;) electric light; also separate house in the rear, which can be used for servants; barn for carriage or automobiles, contains coachman's rooms; private dock 180 feet long, with two landings for small boats; 7 feet of water at end of dock at low tide; perfect anchorage 16 feet anywhere in front of dock, best and most protected anchorage on coast; ideal for yachtsman. Best sailing and fishing on the coast. The best references given and required. Property can be purchased. Address E. B. M., P. O. Box 206, Madison Square, New York, for photographs.

### GREAT NECK, L. I.

A gentleman's cottage to be let furnished for the month of August. 5 bedrooms, 2 baths, 3 reception rooms and domestic offices, garage and shady garden. Golf and tennis in the immediate neighborhood. Butler and first-class cook left if required.
BOX 301, GREAT NECK STATION.
TEL. 133 GREAT NECK.

### HUNTINGTON BAY

BEAUTIFULLY FURNISHED HOUSE.
2 BATHS.
BALANCE OF SEASON, $600
MILTON L'ECLUSE, Huntington, L. I.

# English Home on the Lake

**Grounds 100 by 240 Feet With 100 Feet Water Frontage**

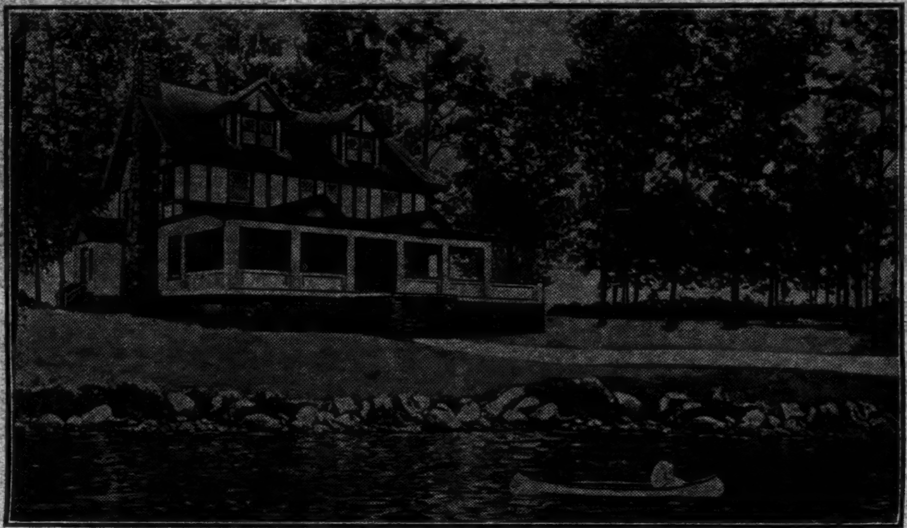
DOCK AND GOOD BOAT ANCHORAGE.

## PRICE $8,500, EASY TERMS

**$5,000 Can Remain on Mortgage; Balance, $3,500, on Easy Terms**

**44 Minutes on Lackawanna R. R.**

VERY CONVENIENT TO EXPRESS STATION



## 11 LARGE ROOMS, 3 BATHS

Exceptionally large living room, with huge open fireplace, entered from spacious library hall (a room in itself).

Porte cochere, tremendous veranda across entire house, commanding superb water views. An unusually well built house, with craftsman interior and every modern convenience; electric light, steam heat, parquet floors, beamed ceilings; panelled in hardwood; huge open fireplaces. Established social centre; every convenience; schools, churches; select social organizations and country club, tennis, fishing, bathing, boating, water sports in summer; skating, tobogganing, ice-boating, hockey in winter; delightful walks and drives around the lakes; best of outdoor recreations. Highest, healthiest altitude within commuting distance of New York.

For further particulars Address

***WALTER S. RAIT*, 170 Broadway, N. Y. C.**

Telephone, 1523—Cortlandt.

## NEW JERSEY—FOR SALE OR TO LET.

### CRAGMERE

MAHWAH, N. J.

In the Mountains. Near the Lakes.

Cragmere is an All American home community, where 85 New York City business men have established their all year round homes. 85 during the past four years. The community has water, electric lights, telephones, fine roads, picturesque homes. Many leading magazines have published Cragmere homes as examples of the ideal moderate cost home, but above all it is a wonderfully beautiful wooded hillside property, commanding views of the Ramapo Hills for miles, and right at the station, with 50 minute express service. 85 homes built to order in four years, average cost $8,500 (no speculative building whatever), tells a story. The reason from

LEO BUGG.

Phone Mad. Sq. 1066. 10 W. 33d St., City.

### LAKE HOPATCONG.

Mount Arlington, handsome residence, 12 rooms, 2 baths, 4 toilets; city improvements; lake view unsurpassed; fine shade; 100x400; cost $20,000; price $8,000; your terms; elevation 1,200 feet.

Near new Breslin Hotel, handsome residence, 15 rooms; all modern improvements; about two acres; 300 feet water front, boat house, windmill; cost $30,000; sacrifice $12,000; your terms.

W. ALANSON ALEXANDER, 306 5TH AV.

### ONLY $100 CASH

balance monthly payments, buys house and large plot at Cranford, N. J.; steam heat, hardwood trim, large porch, gas and electricity, all modern improvements; only 35 minutes out on Central R. R. of New Jersey; 120 trains daily; 11c. fare; restricted neighborhood. Call or write for floor plans.

J. H. SNELL, 30 Church St., New York.

## NEW JERSEY—FOR SALE OR TO LET.

### MONTCLAIR

"The Mountain Park Town"

**FALL RENTALS**

Drop us a line giving an outline of your requirements in the way of a residence, and we will gladly send you a list of the best properties offered For Rental in Montclair and vicinity.

We handle the best class of properties offered for rental and sale.

**OUR ADVICE**

*to strangers is to RENT FIRST and get acquainted with the town BEFORE BUYING. Follow this advice and you will make no mistake.*

**F. M. CRAWLEY & BROS.,**
**Real Estate Brokers,**
1 & 2 PLAZA BLDG., (opp. Lackawanna Term.)
Montclair, N. J.

### WILL SACRIFICE

Gentleman's Estate, charming ground, 3½ acres, wonderfully laid out, beautiful shrubs, trees, lawns, drives; a show place; modern house, all appointments; 18 rooms; stable, garage, and outbuildings; train service 38 minutes; original cost $40,000; sacrifice quickly, $15,000; ready for immediate occupancy. MERTON, 310 Broadway.

**RUTHERFORD** Healthy and convenient Summer and Winter.
7-room beautiful new semi-bungalow; oak floors, beam ceiling, fireplace, gas range, electric, steam, slate roof, tile bath; 4 mins. school, 6 sts.; 20 N. Y. $4650. $500 cash, bal. small mo. payment.
**SINSABAUGH** (Tel. 1128 J) Shafer Building, Park Av., Rutherford, N. J.

### HONCE & DU BOIS.

Summer cottages for sale or to rent.
REAL ESTATE AND INSURANCE.
Send for BOOKLET.
'Phone 503. Belmar, N. J.

## NEW JERSEY—FOR SALE OR TO LET.

### Come Out to Tuxedo Park Tract

See the improvements; high altitude; attractive surroundings and handsome One-Family Homes being built. Walking distance to Lackawanna Station, So. Orange; 34 Minutes to Downtown, N. Y. Restricted to ONE-Family Homes. Plots 60x145 ft., $1,800; $50 cash, $15 a month. Other plots, $1,000 to $8,000. Over $63,000 worth sold since March. COME OUT TODAY. Ask or send for map and booklet.

**Crowley-O'Brien Co.,**
**31 Clinton St., Newark, N. J.**
Tract Office,
So. Orange Ave. and Stanley Road

BANKING DEPARTMENT, STATE of NEW YORK, is selling at private sale MODERN HOUSES, BUNGALOWS, BUILDING LOTS.

at Grantwood, Palisade, Morsemere, Leonia, and Hudson Heights, New Jersey, about opposite Grant's Tomb. Prices average about 50% of former prices. These Properties must be sold quickly to close the business of the Industrial Savings & Loan Company and the New York Mortgage Company. Bargains for Builders, Investors or Homeseekers. Address BENJ. D. HAIGHT, Special Deputy Supt. of Banks, 601 Times Bldg., New York City.

### ALL THE ORANGES

FALL LIST of HOUSES and steam heated apartments now ready. Kindly state wants.

**C. H. STIGER,** OPPOSITE Brick Church Depot, EAST ORANGE, N. J.